



Derby Road, Melbourne



Leasehold

£185,000



Key Features

- Contemporary Two-Bedroomed Apartment
- Attention Investors And First Time Buyers
- Two Double Bedrooms
- Lounge
- Stylish Dining Kitchen
- Central Melbourne Location
- EPC rating C





***** GREAT OPPORTUNITY ***** This is a stylish well-presented two-bedroomed ground floor apartment close to the popular Georgian town centre of Melbourne, with a variety of local shops and amenities. The apartment has been tastefully renovated throughout and benefits from a contemporary style living area. Take a look inside and you'll see: a lounge, modern fitted kitchen/diner, two double bedrooms, W.C., a Jack and Jill shower room and a rear courtyard garden. An ideal Midlands base for a business man/woman or couple looking for a modern home. Viewing highly recommended.

ACCOMMODATION IN DETAIL

LOUNGE

3.96x 3.66

The living space benefits from a traditional timber-framed sash window to the front elevation, stylish decorative wall-mounted lights, solid oak floor, a central heating radiator and a TV aerial point. Frosted twin doors leading to bedroom one and an open arch leading to the dining kitchen.

KITCHEN

3.02x 2.57

A refitted modern white gloss kitchen with 'diamond black' square-edged granite worktop. Fitted with a range of base and drawer units and a matching wall mounted tiered cupboard, potential space for a small bistro table, fully tiled splash-back, Hotpoint freestanding four-ring burner and electric oven and grill, an overhead extractor hood and a upright fridge freezer. Space and plumbing for a slimline dishwasher, stainless steel sink with mixer tap and a grooved drainer carved into the granite worktop. Contrast tiled floor, a wall mount light with central ceiling rose, a central heating radiator, timber double glazed rear window overlooking the rear courtyard with a traditional timber part glazed door allowing access to the rear courtyard area, and a storage cupboard with space and plumbing for a washing machine. Two further doors leading to the W.C. and bedroom two. Returning back to the lounge the twin glazed doors leading to:

BEDROOM ONE

3.99x 3.68

Bedroom one features a traditional timber sash window to the front elevation, solid oak flooring, a central heating radiator, stylish wall mounted lights and a smoke alarm. A recessed space for a wardrobe and a door leading to the:

JACK AND JILL BATHROOM

2.26Max Inc shower cubicle x 1.88

The refitted contemporary suite comprises: a vanity wash basin with mixer tap, oak base and white gloss storage cupboard underneath. A mains ideal shower with a glazed shower cubicle door, fully tiled splash-backs with a contrast tiled floor, a Grohe

dual-flush toilet with a concealed system and a central heating radiator. Extractor fan, recessed LED downlights, a frosted timber framed window to the side elevation and a chrome towel radiator. A further door leading to:

BEDROOM TWO

3.63x 2.51

Bedroom two features a traditional timber double glazed window to the rear elevation, solid oak flooring, a central heating radiator, stylish wall mounted lights and a smoke alarm, TV and telephone point. A recessed space for a wardrobe, a cupboard neatly concealing the electric consumer unit/electric meter and a door leading to the dining kitchen

TOILET/W.C.

2.39x 0.79

Comprises: A Grohe dual flush toilet with a concealed system, wall mounted wash basin with built-in towel rail and mixer tap. A storage cupboard which neatly conceals the Logic+ gas central heating boiler, a central heating radiator, a tiled feature wall, tiled flooring, recessed halogen light and extractor fan.

OUTSIDE

REAR COURTYARD

With a blue brick paved rear patio, brick-built rear wall and feathered edged fence and matching gate to the side elevation. Two flower beds, an outside tap and an external light.

LEASEHOLD

150 year lease from 2015.

Both flats to be sold with both owners owning the freehold in a limited company arranging the ground rent/service charge accordingly.

AND FINALLY...

HOW TO GET THERE

Postcode for sat navs: DE73 8FE

COUNCIL TAX BAND

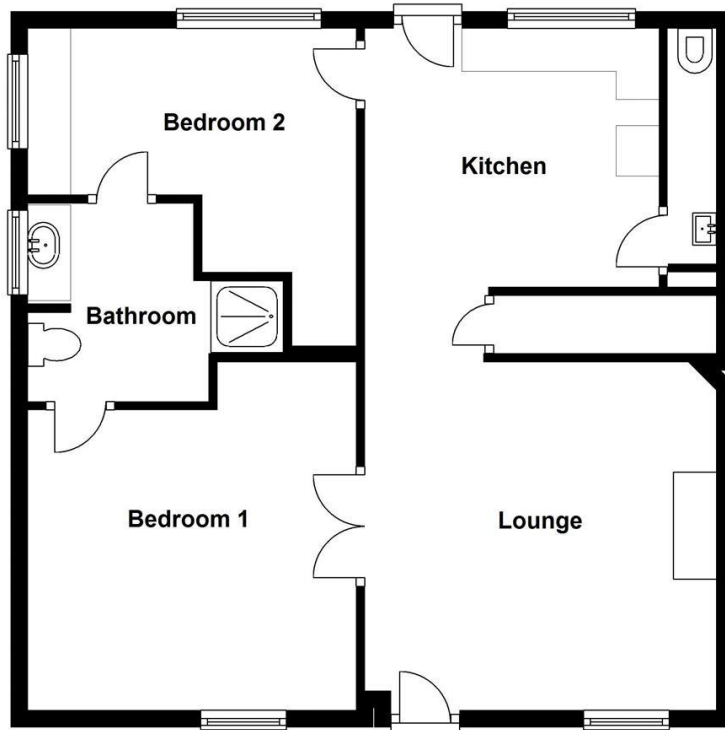
The property is believed to be in council tax band: 'A'

PLEASE NOTE

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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