



Derby Road, Melbourne



1



1



1

Leasehold

£185,000



Key Features

- Contemporary One-Bedroomed Apartment
- Attention Investors And First Time Buyers
- Open Plan Living Accommodation
- Breakfast Kitchen
- Double Bedroom
- Central Melbourne Location
- EPC rating C





This is a stylish well-presented one-bedroomed first 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 modern open-plan living area. Take a look inside and you'll see: an entrance lobby, stairs to the first floor, lounge, modern fitted breakfast kitchen, dining area, one double bedroom and a shower room. An ideal Midland's base for a business man/woman or couple looking for a modern home. Viewing highly recommended.

ABOUT THE PROPERTY

*** GREAT OPPORTUNITY *** This is a stylish well-presented one-bedroomed first floor apartment has the potential to be converted into a two bedroomed subject to the necessary regulations.

ACCOMMODATION IN DETAIL

ENTRANCE HALL

With a brick built entrance porch and a traditional external timber glazed front door to the property, a blue brick paved pathway and a set of external galvanised pendant lights really sets the style of this renovated first floor apartment. Inside, a recess LED ceiling light, a central heating radiator, smoke detector, alarm keypad and stairs rising to the living accommodation.

LOUNGE

3.96x 3.91

A spacious contemporary lounge with a fantastic vaulted feature ceiling, an exposed beam and a very artistic touch with exposed brickwork in the corner of the wall. This open-plan living space has dual aspect windows, a traditional sash window to the front elevation and timber frame panelled double glazed window to the rear elevation. Four stylish wall-mounted lights, a central heating radiator and a TV aerial point.

BREAKFAST KITCHEN

5.72x 3.63 inc dining area

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 cupboard, a breakfast bar area, fully tiled splash-back with a freestanding Hotpoint four-ring gas burner with double oven and grill, a stainless steel splash-back positioned directly behind the proposed cooker location. An overhead extractor hood, space and plumbing for a washing machine, integrated John Lewis fridge, stainless steel sink with mixer tap and a grooved drainer carved into the granite worktop. A contemporary aluminium strip light mounted above the breakfast bar area along with recess LED downlights, smoke detector and a wine rack.

OPEN PLAN DINING AREA

With further space for a living dining area, this really does make a great communal area. With a cupboard which neatly conceals the electrical consumer box, a feature timber framed double

glazed window overlooking the rear elevation and recessed LED downlights.

BEDROOM ONE

3.99x 3.68

The bedroom features a traditional timber sash window to the front elevation, a storage cupboard which houses the Logic+ gas central heating boiler and storage shelving. A central heating radiator, recessed LED downlights and a telephone point.

BATHROOM

2.59x 2.39 max

The refitted contemporary suite comprises: a wall-mounted wash basin with mixer tap, a double shower cubicle with a glazed shower screen and door. Fully tiled splash-backs, a Grohe dual-flush toilet with a concealed system and a wall-mounted mirror. An alternative tiled feature wall, a central heating radiator, extractor fan, recessed LED downlights, a frosted double glazed window to the side elevation and a double glazed window to the rear elevation.

OUTSIDE

STORAGE AREA

There is an allocated area for the bin stores to the side elevation of the property with a brick-built perimeter wall.

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'

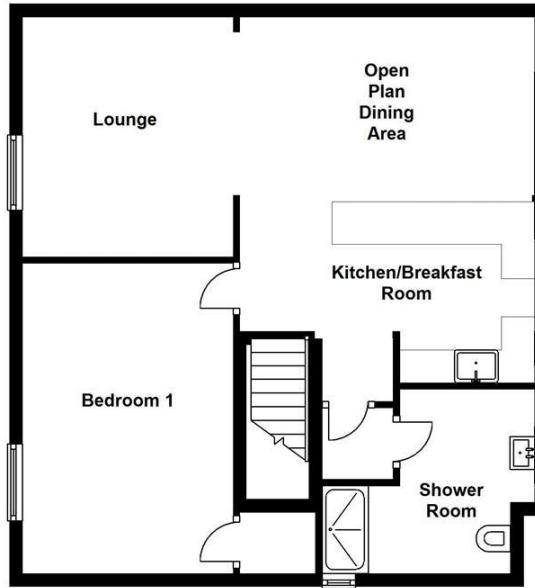
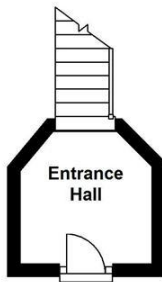
PLEASE NOTE

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 Entrance



First Floor Apartment



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01332 865696

melbourne@newtonfallowell.co.uk