Everington & Ruddle





Tidy first floor flat with a private entrance situated in the heart of the village adjacent to a bus stop, Post office and all the excellent amenities offered in this splendid location. Nottingham and Derby are equidistant and the fabulous parkland at Elvaston Castle is within a fifteen minute walk. This would make a super first home or indeed a great investment returning around £550 pcm. Very long lease of 999 yrs as of 2008, ground rent £1 per annum and service charge in recent years being less than £200 per annum. A solid steel staircase gives access via double gates from the road and there is space to park bike/motorcycle. The property includes one bedroom, shower room and living kitchen with two UPVC double glazed windows making this a light and pleasant area. The heating system and hot water is electric and the property is available for immediate occupation.

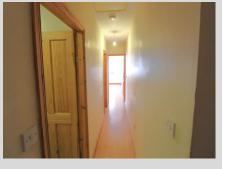












Reception Hallway 16' 1" x 2' 9" (4.90m x 0.84m)

Through hallway with doors leading off the all rooms.

Shower Room 11' 1" x 5' 0" (3.38m x 1.52m)

Shower stall with electric shower, wash hand basin and WC. There is also an extractor and a heated towel rail.

Bedroom 1 10' 8" x 7' 9" (3.25m x 2.36m)

UPVC double glazed window to the side, laminate flooring and an electric wall heater.

Living Kitchen 14' 8" x 10' 11" (4.47m x 3.32m)

Light and airy room overlooking the street below via two UPVC double glazed windows. The kitchen is well fitted with a selection of wall, drawers and base units including laminate worksurfaces, inset electric hob, electric oven, sink unit and plumbing for a washing machine. There is also a TV point, laminate flooring and a electric wall heater.

Outside

Double gated access to the main staircase, bin store area and room under the staircase to keep a bike/motorcycle.

Energy performance certificate (EPC)

25b, Nottingham Road Borrowash DERBY DE72 3JU	Energy rating	Valid until:	29 July 2029
		Certificate number:	0367-2856-6139-9721-2441

Property type

Top-floor flat

Total floor area

31 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

See how to improve this property's energy efficiency.

Disclaimer