



**25b Nottingham Road, Borrowash
Derby, DE72 3JU**

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.



£79,950

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 E	Valid until: 29 July 2029 Certificate number: 0367-2856-6139-9721-2441
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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 \(https://www.gov.uk/property-minimum-energy-efficiency-standard-landlord-guidance\)](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

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**