

# 1 Bed Apartment

Price £79,950

 Burgess Mill, Manchester Street, Derby, DE22 3GB



This smart and stylish spacious apartment is situated in the popular 'Burgess Mill' conversion on Manchester Street which is ideally located within easy reach of the University of Derby together with the Friar Gate quarter, boasting an array of bars and restaurants. Gas centrally heated and UPVC double glazed throughout, the property briefly comprises; communal entrance hall, reception hall with security intercom access phone, double bedroom with shower room en-suite. Stairs lead to a lower ground floor with a light and spacious living area and fitted kitchen. Outside, the property is located within secure gated grounds with allocated car parking space. The property is on a 125 year lease from 2004 with 106 years remaining. Current management charges are £215.11 pcm. Energy rating B. Council tax band C. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN



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## Communal Entrance Hall

With keypad access, to:-

## Reception Hall

Having staircase to lower ground floor. Into the:-

## Mezzanine Bedroom 11'1" x 9'6" (3.40 x 2.92)

With balcony overlooking the lower ground floor and radiator.

## Shower Room/En Suite

Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and tiled shower cubicle with mains fed shower.

## Lower Ground Floor

## Living Area 18'10" x 14'9" (5.76 x 4.52)

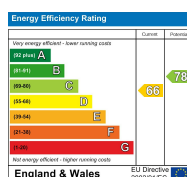
Having radiator, television and media connection points, deep full height storage cupboard and double glazed window.

## Kitchen 12'2" x 5'8" (3.72 x 1.75)

Having a range of wall and base cupboards with laminated working surfaces, inset four ring electric hob with electric oven and grill and extractor hood. Off the kitchen is a utility cupboard offering space and plumbing for automatic washing machine.

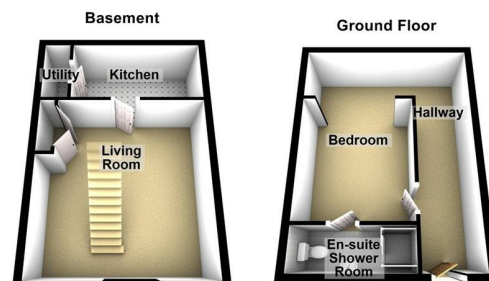
## Outside

The property has security gated access leading to a single car parking space.



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