

2 Bed Apartment

Offers over £170,000

 Weavers Point, Lodge Lane, Derby, DE1 3HE



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2 Bed Apartment

£170,000

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An impressive high specification south westerly facing first floor luxury apartment offering stylish light and spacious living, situated at arguably the best apartments in the area, in this private gated residence within easy walking distance of Derby's historic Friar Gate and Cathedral Quarter with its array of bars and restaurants.

A full inspection will reveal a tastefully decorated, gas centrally heated and UPVC double glazed home briefly comprising; communal entrance hall, reception hall, delightful living room with superior fitted kitchen incorporating a range of integrated appliances, utility / store, main bedroom with shower room en-suite, second double bedroom, main bathroom with shower. Outside, the property enjoys secure allocated car parking and communal gardens. 999 year lease with 992 years remaining. Management charge £105.00 per calendar month. Energy rating B. Council tax band B.

Communal Entrance Hall

With staircase to first floor.

Reception Hall



Having feature timber effect entrance door, wood grain effect vinyl floor, two radiators, large walk in full height store, full height utility store (having space and plumbing for automatic washing machine, space for dryer and laminated working surface) and security intercom access phone.

Living Room



Lounge/Dining Room 18'8" x 12'7" (5.7 x 3.86)



Having a wood grain effect vinyl floor, television and media connection points, two radiators, two central light points and UPVC double glazed French doors with Juliette balcony to front aspect.



Breakfast Kitchen 9'4" x 8'11" (2.85 x 2.73)

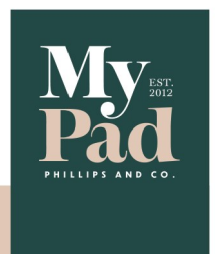


Having a full range of modern soft close fitted wall, base and drawer units with wood grain effect laminated working surfaces, matching breakfast bar and splash backs, inset stainless steel four burner gas hob with matching electric oven and grill, canopy extractor hood with down lighter, integrated slim line dish washer, larder fridge and freezer, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, concealed Gloworm wall mounted combination gas boiler, under cupboard halogen down lighting, wood grain effect vinyl floor, ceiling LED down lighters and UPVC double glazed window to rear aspect.



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Bedroom Two 10'7" x 8'4" (3.23 x 2.55)



Having radiator and UPVC double glazed window to rear aspect.



Main Bathroom



Principal Bedroom 11'4" x 9'4" (3.47 x 2.85)



Having radiator, UPVC double glazed picture window to front aspect and door leading to the:-

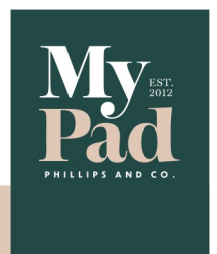
Shower Room/En Suite



Having modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double shower with Aqualisa electric power shower, chrome and glass shower screen and door, full height chrome heated towel rail, ceiling LED down lighters, extractor fan, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor and shaver socket.

Having modern contemporary white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome shower attachment and mixer tap over together with a fixed head mains fed drench shower, glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, shaver socket, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to rear aspect.

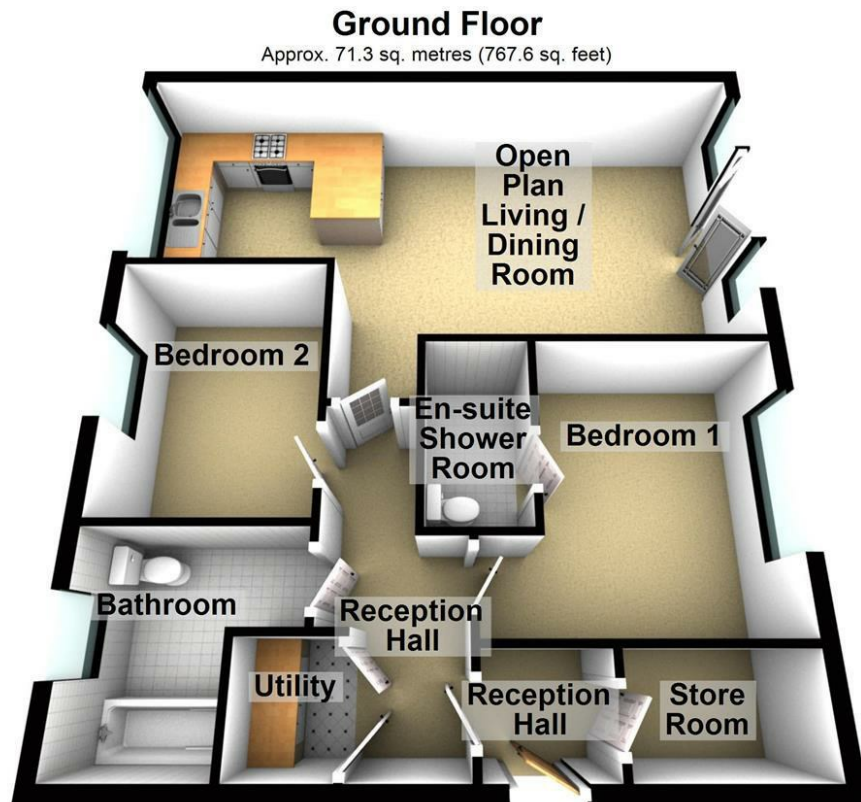
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Total area: approx. 71.3 sq. metres (767.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		65	65
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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