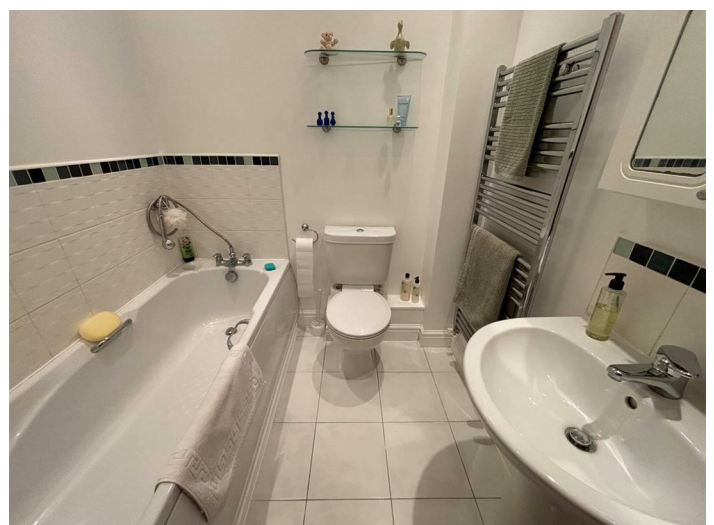


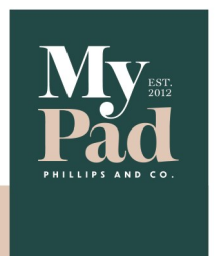
# 2 Bed Apartment

Price £179,950

 Priory Heights Court, Burton Road, Derby, DE23 6AX



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# 2 Bed Apartment

# £179,950

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Situated at this exclusive address and located within easy access of Derby City centre, the Royal Derby Hospital and major road networks is this spacious high specification ground floor 'garden apartment' which requires a full inspection to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout. In brief; Communal entrance hall, reception hall, living room incorporating a lounge area with high specification dining kitchen, two bedrooms (Principal bedroom with shower room en-suite) and main bathroom. Outside, the property stands in formal manicured gardens with allocated car parking space. A particular feature of the apartment is the private well tended rear garden. The property is leasehold and is sold with a 999 year lease from 2006 with 981 years remaining. Service charges for the 2023 / 24 period were £683.00 per annum with an annual ground rent of £170.00. Council tax band C. Energy rating.

## Communal Entrance Hall

With access to all floors.

## Reception Hall

Having timber entrance door, large full height airing / utility cupboard (having space and plumbing for automatic washing machine together with Worcester combination gas boiler), security intercom access phone, two radiators, BT connection point.

## Living Room 24'1" x 13'11" (7.35 x 4.25)

## Dining Kitchen



The quality fitted kitchen comprises a comprehensive range of wall mounted cupboards, base units, drawers, 'U' shaped granite effect preparation surface with a sink and drainer, mixer tap and splashback tiling. Integrated appliances comprise of stainless steel electric oven with a four ring gas hob and a chimney style illuminated fan assisted cooker hood over. There is also an integrated dishwasher, space for fridge/freezer, useful breakfast bar, inset wine rack and central heating radiator together with ceiling halogen downlighters.



## Lounge Area



Having Tv and media connection points, two radiators, ceiling halogen downlighters, UPVC double glazed French doors leading to the private rear garden.

## Principal Bedroom 13'3" x 12'5" (4.04 x 3.81)



Having a range of built in wardrobes, radiator and UPVC double glazed French doors to rear.



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## Shower Room En-suite 5'6" x 3'6" (1.70 x 1.07)



Having a white three piece suite comprising; low centre flush Wc, pedestal wash hand basin, quadrant tiled shower cubicle with Triton mains fed shower, complimentary ceramic tiled splashbacks with ceramic tiled floor, chrome heated towel rail, ceiling LED downlighters, extractor fan.

## Bedroom Two 10'0" x 9'3" (3.07 x 2.82)



Having built in wardrobe, radiator and UPVC double glazed window to rear aspect.

## Main Bathroom 6'0" x 5'6" (1.85 x 1.70)



Having a modern white three piece suite comprising; low centre flush Wc, pedestal wash hand basin and panelled bath with chrome shower attachment and mixer tap over, complimentary ceramic tiled splashbacks with ceramic tiled floor, chrome heated towel rail, ceiling halogen downlighters and extractor fan.

## Outside



The property occupies a delightful position at this highly aspirational address, sited within manicured formal gardens with allocated car parking. To the rear of the apartment is a private garden laid to a Cotswold style patio area with shrubbed borders and cold water tap.



## Tenure

The property is leasehold and is sold with a 999 year lease from 2006 with 981 years remaining. Service charges for the 2023 / 24 period were £683.00 per annum with an annual ground rent of £170.00.

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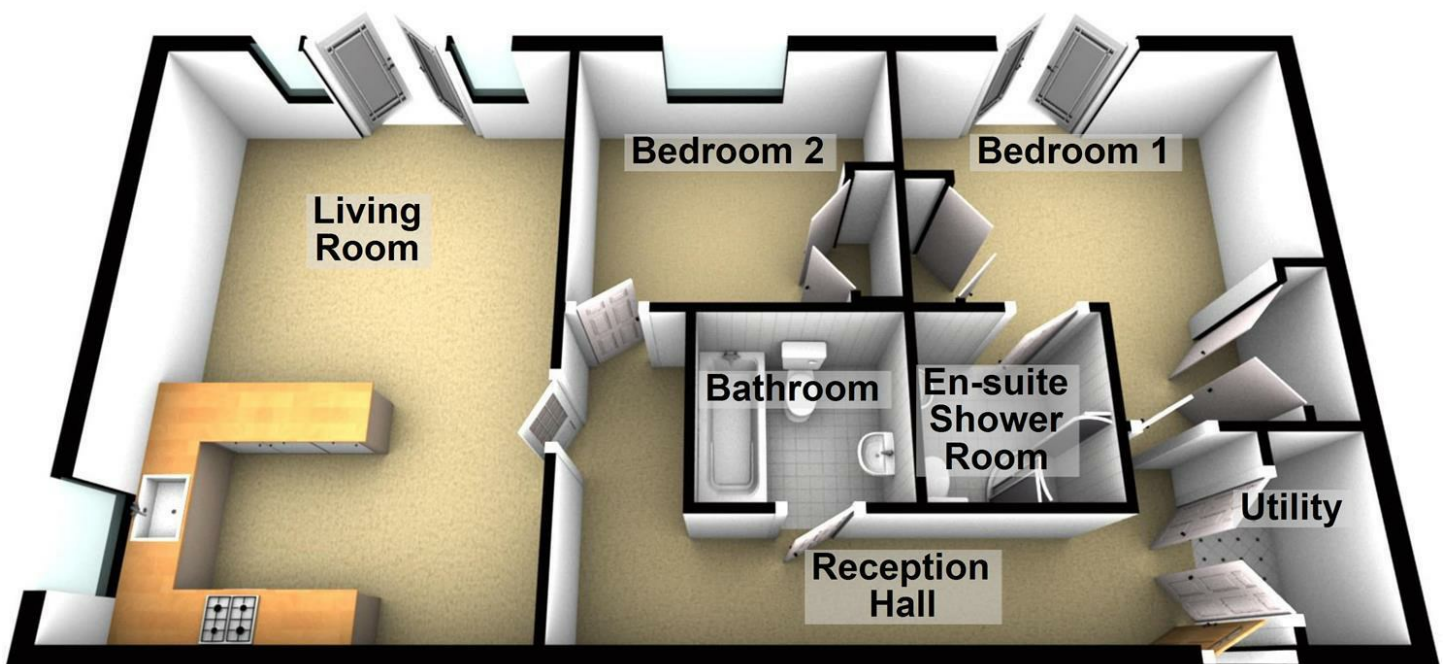


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## Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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