

2 Bed Apartment

Price £89,950

Warner Street, Derby, DE22 3TA



CURRENTLY LET AND REALISING £8700 GROSS PER ANNUM. Stylish high specification second floor apartment situated in this popular locality, within walking distance of the City centre and nearby Friar Gate with its shops, bars and restaurants. Gas central heating, UPVC double glazing. Tastefully decorated throughout. In brief; communal entrance hall, reception hall, Light and spacious living room incorporating a well equipped kitchen boasting a range of integrated appliances, two double bedrooms (bedroom one with shower room en-suite) and main bathroom with white suite. Outside is a secure car parking space to the rear, accessed by a motorised electronic security gate. Leasehold with 82 years remaining from a 99 year lease beginning in 2006. Council tax band A. Energy rating C. Annual service charge £1500.00 per annum. Ground rent £100.00 per annum.



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My Pad
EST. 2012
PHILLIPS AND CO.

2 Bed Apartment

£89,950

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Communal Entrance Hall

To:-

Reception Hall



Having timber entrance door, security intercom access phone, radiator and UPVC double glazed window to rear aspect.

Living Room 17'2" x 12'9" (5.25 x 3.89)



Incorporating a kitchen area, having a range of modern wall and base cupboards, inset stainless steel four burner gas hob, electric fan assisted oven and grill, concealed larder fridge, freezer and combination gas boiler, space and plumbing for automatic washing machine, radiator, television and media connection points, UPVC double glazed window and matching french doors with Juliette balcony.

Bedroom One 11'1" x 10'9" plus recess (3.38 x 3.29 plus recess)



Having radiator, television and media connection points and UPVC double glazed French doors with Juliette balcony to front aspect.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(91-100) A			
(81-90) 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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