

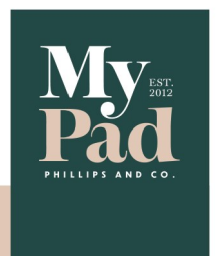
2 Bed Apartment

Price £175,000

 Weavers Point, Lodge Lane, Derby, DE1 3HE



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2 Bed Apartment

£175,000

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An impressive high specification third floor luxury apartment offering stylish light and spacious living, situated at arguably the best located 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 all floors. Into the:-

Reception Hall



Having timber entrance door, full height cloaks cupboard, Karndeal wall grain effect floor, radiator, security intercom access telephone and deep utility cupboard (having space and plumbing for automatic washing machine).



Living Room 28'0" x 12'8"
reducing to 10'7" (8.54 x 3.88
reducing to 3.24)

Lounge Area



Having wood grain effect Karndeal floor, television and media connection points, radiator and double glazed picture window to front aspect.

Dining Kitchen

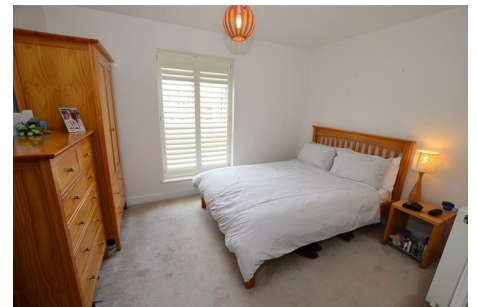


Having a full range of white high gloss soft close fitted wall, base and drawer units with laminated working surfaces, matching breakfast bar, inset stainless steel four burner gas hob with electric fan assisted oven and grill, canopy extractor hood with down lighter, integrated larder fridge, freezer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

Well Equipped Kitchen



Principal Bedroom 11'6" x 10'6"
(3.53 x 3.21)



Having radiator and UPVC double glazed window to front aspect.



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Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double tiled shower cubicle with electric shower, ceiling LED down lighters, extractor fan, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, shaver socket and chrome heated towel rail.

Second Bedroom 11'8" x 9'11" (3.57 x 3.03)



Having television connection point, radiator and UPVC double glazed window to rear aspect.

Main Bathroom



Having 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 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.

Outside

The property stands in a secure gated enclave with allocated car parking and communal gardens.

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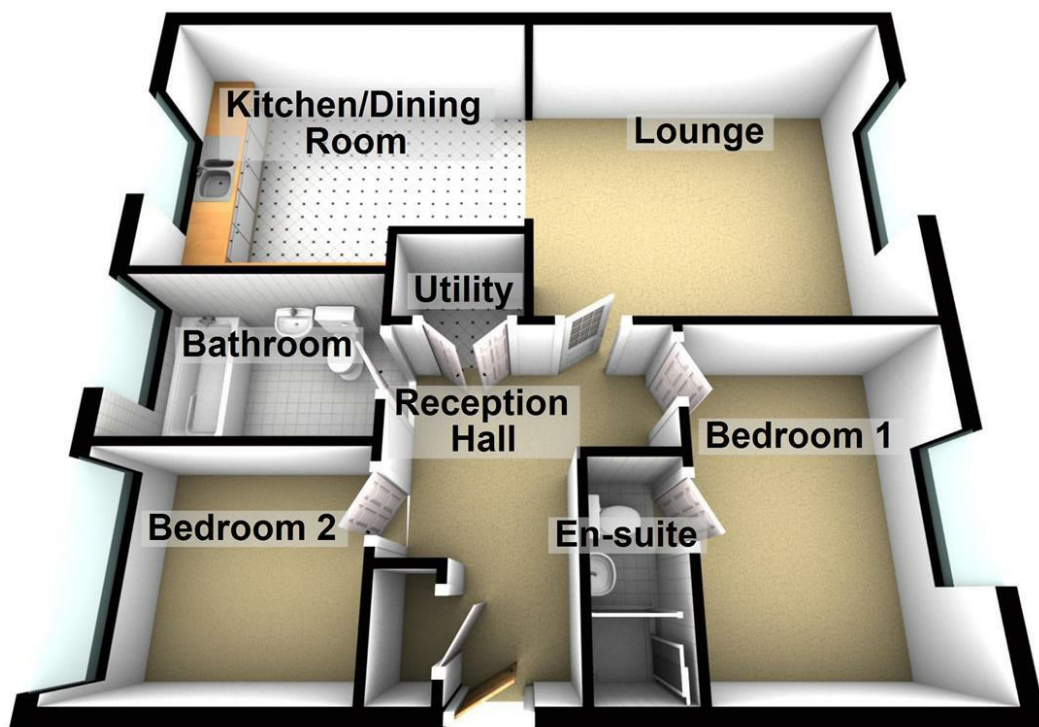
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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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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