


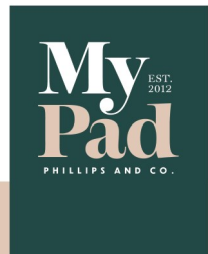
2 Bed Apartment

Price £135,000

 Ashbourne Road, Derby, DE22 3EB



www.mypadsales.co.uk | 01332 40 25 25



2 Bed Apartment

£135,000

 Ashbourne Road, Derby, DE22 3EB

NO UPWARD CHAIN. Sited within this secure gated development in this highly regarded enclave is this stylish character first floor apartment, skilfully converted from the original mill and retaining many original features. This delightful home must be viewed to appreciate the location and wealth of quality appointments on offer.

In brief the property comprises: -Main reception hall, entrance Hallway, Open Plan Living room with dining kitchen, principal bedroom with built in storage, second single bedroom and bathroom. The property also has the option for a Mezzanine floor. Outside, the property stands in communal well tended gardens behind motorised security gates and has allocated car parking.

EPC rating: D. Tenure: The property is sold leasehold. Length of lease (remaining): 978 years. Council tax band C. ANNUAL SERVICE CHARGE £1313.51 - ANNUAL GROUND RENT £300.00

Communal Reception Hall

With staircase to first floor.

Entrance Hall



Having a timber entrance door, security intercom access telephone and radiator.

Living Room 25'2" x 12'2" (7.68 x 3.73)



Lounge Area



Having television and media connection points, radiator, double glazed windows to both front and side aspects and open arch leading to the:-



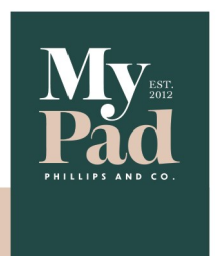
Dining Kitchen



Having a range of shaker style fitted wall, base and drawer units with laminated working surfaces, matching breakfast bar, inset stainless steel four burner gas hob with matching electric fan assisted double oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, radiator and feature cathedral style ceiling (leading to a mezzanine floor, with velux double glazed sky light).

www.mypadsales.co.uk

01332 40 25 25



2 Bed Apartment

£135,000

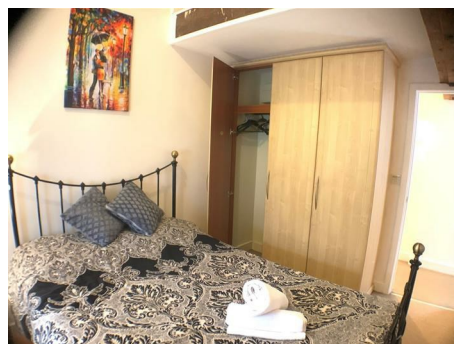
 Ashbourne Road, Derby, DE22 3EB



Bedroom One 11'10" x 8'8" (3.62 x 2.66)



Having a range of quality built in wardrobes, feature original exposed perlin, radiator, feature mezzanine floor (supplied with power and light) and double glazed window to front aspect.



Bedroom Two 7'9" x 7'0" (2.37 x 2.14)

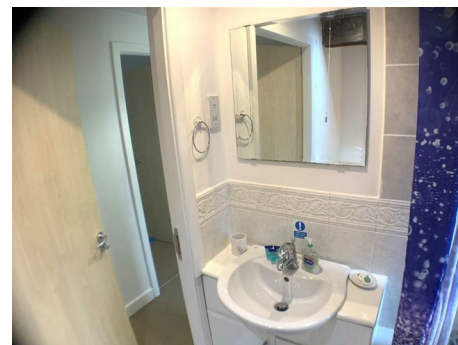


Having radiator and double glazed window to front aspect.

Bathroom



Having a white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and panelled bath with shower attachment and mixer tap over, white enamel heated towel rail, feature exposed original perlin, ceramic tiled floor, wall mounted extractor fan, ceiling LED down lighters and flemish block glazed window.




www.mypadsales.co.uk

01332 40 25 25

My EST. 2012
Pad
PHILLIPS AND CO.

2 Bed Apartment

£135,000

 Ashbourne Road, Derby, DE22 3EB

Outside



The property stands in a private withdrawn position in manicured grounds behind singular and twin electric motorised security gates with allocated car parking.



www.mypadsales.co.uk | 01332 40 25 25

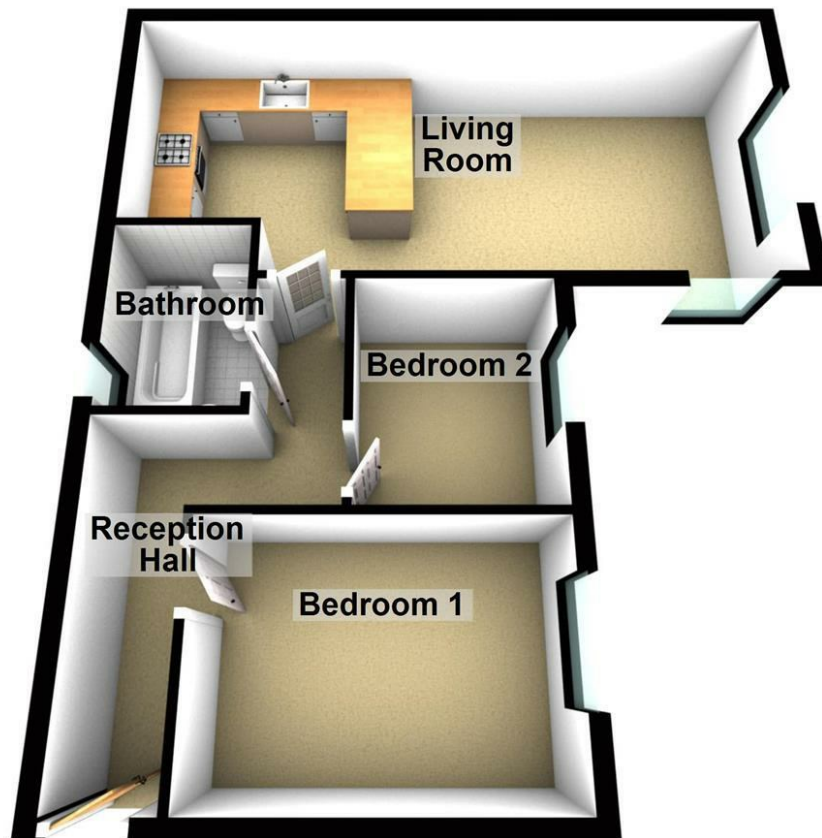
My EST. 2012
Pad
PHILLIPS AND CO.

2 Bed Apartment

£135,000

Ashbourne Road, Derby, DE22 3EB

Ground Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

65 67

www.mypadsales.co.uk | 01332 40 25 25

