

2 Bed Apartment

Offers over £133,950

 Ashbourne Road, Derby, DE22 3EB




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EST. 2012
BY PAD GROUP

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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).

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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.



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Outside



The property stands in a private withdrawn position in manicured grounds behind singular and twin electric motorised security gates with allocated car parking.



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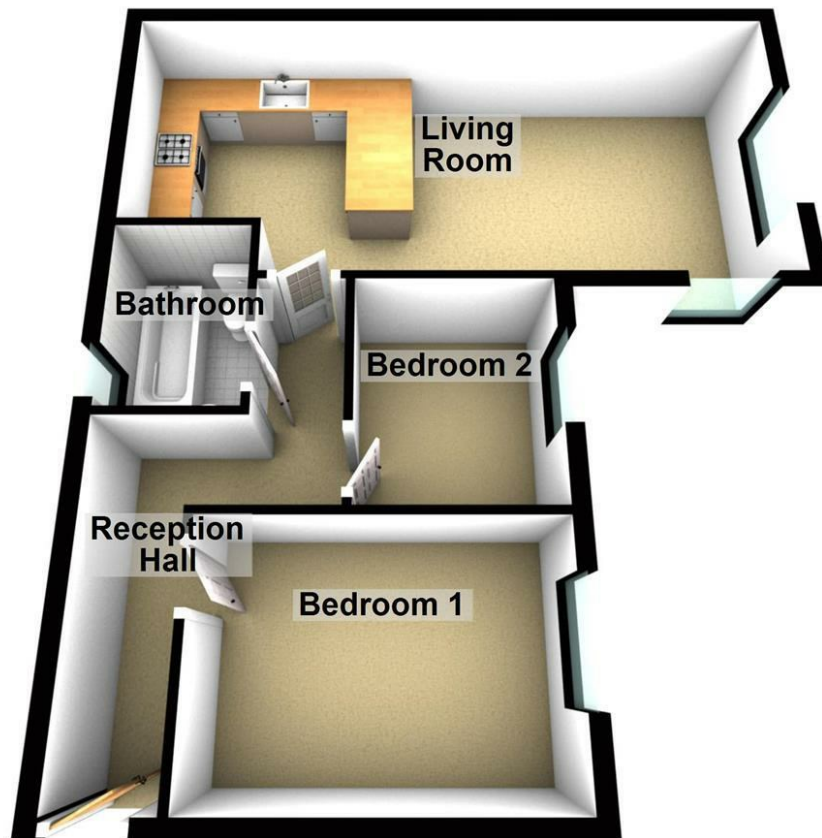
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Ground Floor



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| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs | 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 | | 65 | 67 |

EU Directive 2002/91/EC

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