

# 2 Bed Apartment

Price £109,950

 Burgess Mill, Manchester Street, Derby, DE22 3GB



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COMPETITIVELY PRICED FOR EARLY COMPLETION. A quite superb second floor character apartment of some 64 square metres, situated in this sought after Grade Two listed building offering immense charm and character coupled with all of the trappings of modern living. Burgess Mill is located within secure gated grounds and offers easy access to the University of Derby as well as Derby City Centre. Double glazed with gas central heating, this delightful home is competitively priced and is ideal for the first time buyer or investor (Estimated rental value of £895.00 per calendar month) . In brief; main entrance hall with stairs and lifts to all floors, entrance hall (With utility cupboard), light and spacious sitting room flowing through to a dining kitchen, two double bedrooms and bathroom with modern white suite. Outside is allocated car parking sited behind motorised electronic gates. The property is sold leasehold with 105 years remaining on a 125 year lease from 2004. Current service charge £290.40 per calendar month with annual ground rent of £211.08. Council tax band B. Energy rating B. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

## Reception Hall

With staircase to all floors:-

## Entrance Hall

Having timber entrance door, laminated wood effect floor, full height utility cupboard (housing the space and plumbing for automatic washing machine) and large full height storage cupboard.

## Fitted Kitchen 11'10" x 8'10" (3.63 x 2.70)



Having a range of shaker style fitted wall, base and drawer units with laminated rolled edge working surfaces, inset stainless steel four burner electric hob with electric oven and grill, canopy extractor hood with down lighter, space for fridge freezer, inset stainless steel sink top with side drainer, hot and cold mixer tap, radiator, vinyl floor and open arch leading to the:-



## Sitting Room 14'11" x 13'6" (4.57 x 4.12)



Having television and media connection points, radiator and two UPVC double glazed windows.

## Principal Bedroom 10'9" x 9'8" (3.29 x 2.95)



Having radiator and UPVC double glazed window.



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## Bedroom Two 10'9" x 10'2" (3.29 x 3.11)



Having radiator and UPVC double glazed window.

## 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, glass shower screen, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, ceiling LED down lighters, extractor fan, shaver socket and radiator.

## Outside

The property stands in secure gated grounds with allocated car parking.

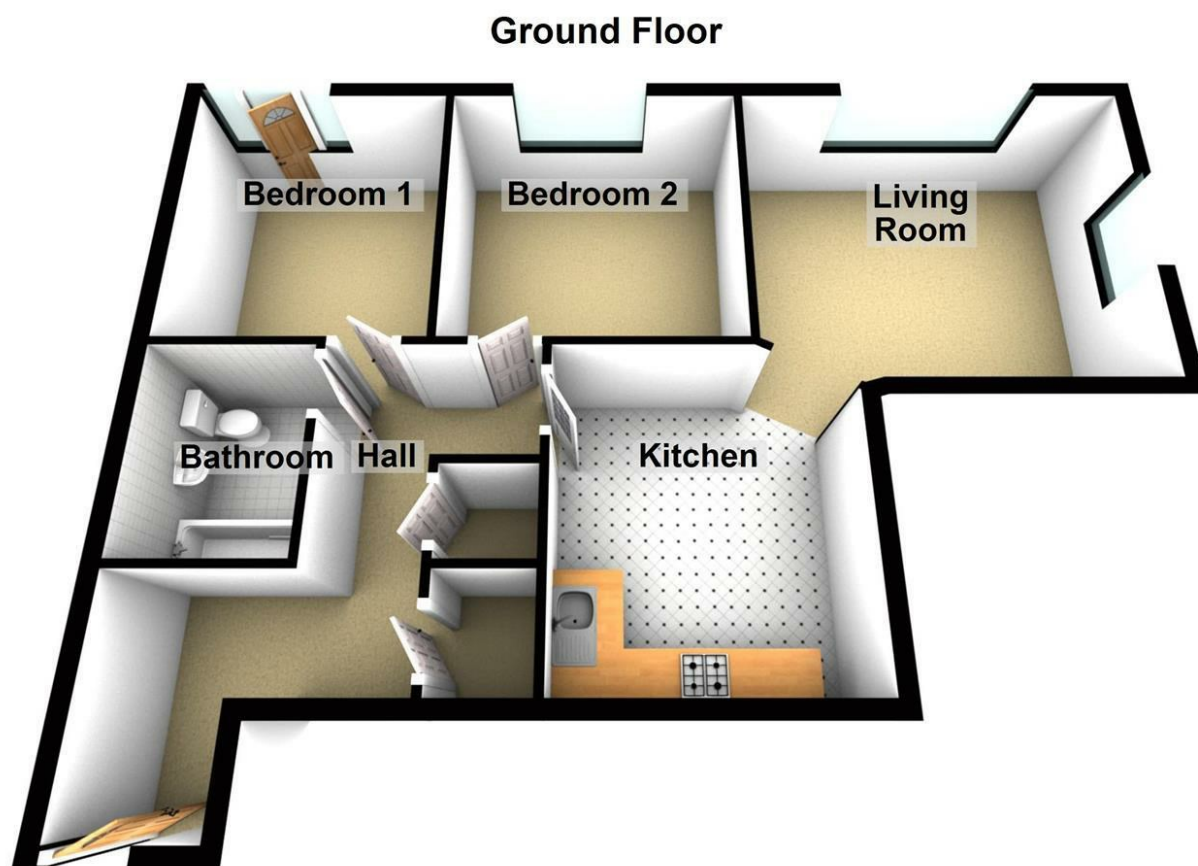
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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