

## 2 Bed Apartment

Price guide £170,000

 Weavers Point, Lodge Lane, Derby, DE1 3HE



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co.**  
EST. 2012  
MY PAD GROUP

# 2 Bed Apartment

# £170,000

 Weavers Point, Lodge Lane, Derby, DE1 3HE

PRICE GUIDE £170,000 TO £175,000 - An impressive high specification top floor luxury apartment of some 72 Square metres, offering stylish light and spacious living, situated in this private gated residence within easy walking distance of Derby's historic Friar Gate and Cathedral Quarter with its array of bars, amenities and restaurants.

A full inspection will reveal a tastefully decorated, gas centrally heated and UPVC double glazed home briefly comprising; communal entrance hall with stairs to all floors, entrance porch, main reception hall, delightful living room with superior fitted kitchen off 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 991 years remaining. Management charge £115.00 per calendar month. Energy rating B. Council tax band B.

## Communal Entrance Hall

With stairs to all floors.

## Internal Porch

## Reception Hall

Having timber entrance door, radiator, large walk in utility/storage cupboard (having space and plumbing for automatic washing machine), large full height cloaks cupboard and security intercom access telephone.

## Lounge / Dining Room 17'8" x 11'9" (5.40 x 3.60)



Having a wood grain effect vinyl floor, two radiators, television and media connection points and UPVC double glazed windows. An open arch leads to the:-



## Well Equipped Kitchen 9'7" x 7'5" (2.93 x 2.27)



Having a range of high gloss, soft close fitted wall, base and drawer units, with

laminated working surfaces, integrated stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, integrated larder fridge and freezer, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, halogen down lighters, ceiling LED down lighters and complimentary ceramic tiled splash backs with contrasting wood grain effect vinyl floor.

## Principal Bedroom 15'0" x 11'10" maximum (4.59 x 3.62 maximum)



Having radiator and UPVC double glazed window. A door leads to the:-



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP



# 2 Bed Apartment

£170,000

 Weavers Point, Lodge Lane, Derby, DE1 3HE

## Shower Room En-Suite



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

## Bedroom Two 11'10" x 9'7" (3.62 x 2.94)



Having radiator and UPVC double glazed window.

## Bathroom 10'0" x 5'9" (3.07 x 1.76)



Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome shower attachment and mixer tap, frameless glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, shaver socket, ceiling halogen down lighters and extractor fan.

## Outside

The property occupies an exclusive location at this sought after residential address and stands in well tended communal gardens, behind remote security gates and enjoys allocated car parking space.

# 2 Bed Apartment

£170,000

 Weavers Point, Lodge Lane, Derby, DE1 3HE



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		
(35-50) <b>A</b>		
(27-34) <b>B</b>		
(19-26) <b>C</b>		
(13-18) <b>D</b>		
(8-12) <b>E</b>		
(3-7) <b>F</b>		
(1-2) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		