

1 Bed Apartment - Studio

Price £55,000

 Tower House, Norfolk Gardens, Derby, DE22 1AJ



A valuable investment property, currently let and realising £5400.00 per annum gross. This smart and stylish third floor studio apartment is situated at the highly desirable location off Duffield Road, close to Derby City Centre, Darley Park and the University of Derby. The property is leasehold. Length of lease, 150 years from 29th September 1975 - Ground rent - £15 - Service charge - £1525.92 - EPC rating D. Council tax band A.



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

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

1 Bed Apartment - Studio

£55,000

 Tower House, Norfolk Gardens, Derby, DE22 1AJ

Communal Entrance Hall

With lift access and staircase.

Entrance Hall

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

Living Room 14'6" x 14'4" (4.42 x 4.37)



Having kitchenette area with a range of refitted natural oak wall and base cupboards, four ring induction hob with concealed extractor hood over, inset circular sink with hot and cold taps, laminated rolled edge working surfaces, recessed fridge, tiled splash backs, laminated wood effect floor, free standing electric heater, BT and television connection points, large recessed double wardrobe with sliding mirrored doors and having ample hanging rail and shelving space and UPVC double glazed full width picture window to front aspect.

Shower Room



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and walk in shower with Mira electric shower, heated towel rail, wall mounted electric fan heater and UPVC opaque double glazed window to side aspect.

Outside

Is communal gardens with parking.

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.

