

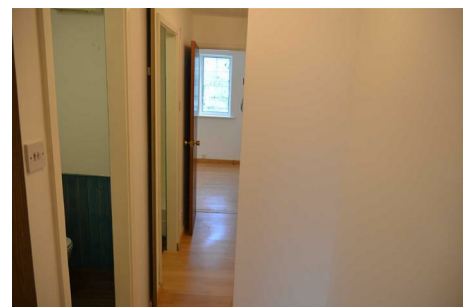
0 Bed Apartment - Studio

Price £45,000

📍 Lockington Close, Chellaston, Derby, DE73 6XD



A VALUABLE INVESTMENT PROPERTY CURRENTLY LET AND REALISING £4650.00 PER ANNUM. GROUND FLOOR STUDIO APARTMENT SITUATED IN THIS HIGHLY POPULAR LOCALITY - LEASEHOLD WITH 76 YEARS REMAINING FROM A 120 YEAR LEASE FROM 1981 - GROUND RENT 115 - SUB LET FEE £65.00 - COUNCIL TAX BAND A - ENERGY RATING D.



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Communal Entrance Hall

To:-

Living Room 14'6" x 8'6" (4.42 x 2.59)

Having laminated wood effect floor, electric storage heated television and BT point, two UPVC double glazed windows and arch leading to:-

Kitchen 8'5" x 5'9" (2.57 x 1.75)

Having a range of wall and base cupboards, stainless steel sink unit with side drainer, hot and cold taps, tiled splash backs, space and plumbing for automatic washing machine, full height airing cupboard, UPVC double glazed window and electric cooker point.

Dressing Room 6'2" x 3'9" (1.88 x 1.14)

Having recessed double wardrobe with sliding door and hanging rail and shelving space.

Shower Room

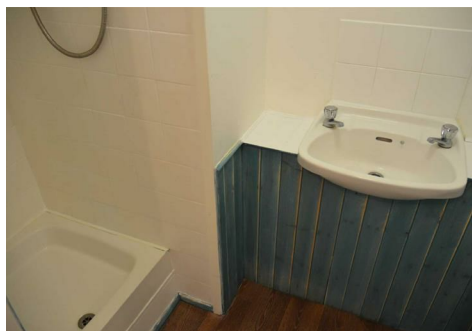
Having traditional white three piece suite comprising; concealed flush wc, wash hand basin and tiled shower cubicle with electric shower and wall mounted electric fan heater.

Outside

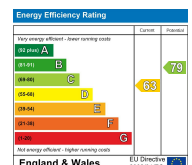
Communal garden and car parking.

Directions

On entering the village of Chellaston via Shelton Lock proceed along Derby Road turning left at the roundabout on to Maple Drive. Continue along Maple Drive for some distance turning left on to Lockington Close. Number 23 is situated on the left hand side, on a private pull off position denoted by our 'To Let' board.



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