

2 Bed Apartment

Price £145,000

 Roman Road, Chester Green, Derby, DE1 3RX



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An excellent opportunity to acquire this elegant and generously proportioned first-floor mansion-style apartment, ideally situated on the sought-after Roman Road in the historic and picturesque conservation area of Chester Green area of Derby.

Set within a period style building building behind private security gates, this beautifully presented apartment offers a blend of traditional charm and modern comfort.

The accommodation comprises a main reception hall, welcoming entrance hall, a bright and spacious lounge / dining room perfect for entertaining, a well-appointed kitchen, two double bedroom (principal bedroom with shower room en-suite), and a stylish bathroom. The property also benefits from gas central heating, double glazing, visitors car parking and garage.

Located just a short walk from the beautiful Darley Park, the River Derwent, and Derby city centre, this property offers both privacy, tranquility and convenience. Excellent transport links and local amenities are close at hand.

Communal Entrance Hall

With security intercom access, to:-

Main Reception Hall

Having timber entrance door, wood floor, radiator and recessed full height storage cupboard.

Open Plan Living Room 19'3" x 15'7" maximum (5.88 x 4.76 maximum)



Lounge Area



Having feature period style fire surround with marble hearth and matching back plate,

electric pebbled effect living flame fire, wood grain effect laminate floor, television and media connection points, radiator and double glazed cant bay window to front aspect.



Kitchen Area



Having a range of shaker style fitted wall, base and drawer units with contemporary brushed chrome handles, laminated rolled edge working surfaces, inset stainless steel four burner gas hob with matching electric oven and grill, canopy extractor hood with down lighter, integrated larder fridge, freezer and dish washer, complimentary

ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, ceiling LED down lighters, double glazed window to side aspect and large walk in utility cupboard (housing space and plumbing for automatic washing machine).



Principal Bedroom 13'1" x 9'6" plus recess (4.00 x 2.91 plus recess)



Having a built in double wardrobe, radiator and double glazed window to front aspect. A door leads to the:-

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Second Bedroom 9'8" x 8'8"
(2.95 x 2.66)



Outside



Shower Room/En suite



Having a television connection point, radiator and double glazed window to rear aspect.

Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double shower with feature fixed head mains fed drench shower together with hand held shower attachment, chrome and glass shower cabinet and door, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, ceiling LED down lighters, extractor fan and opaque double glazed window to front aspect.

Having a modern white three piece suite comprising; concealed flush wc and wash hand basin nestling on a high gloss vanity unit and deep panelled bath with chrome mains fed shower, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, white enamel heated towel rail, ceiling down lighters, shaver socket, wall mounted extractor fan and opaque double glazed window to rear aspect.

The property occupies an exclusive location, behind security gates, which in turn lead to communal gardens and visitors car parking area with brick garage.

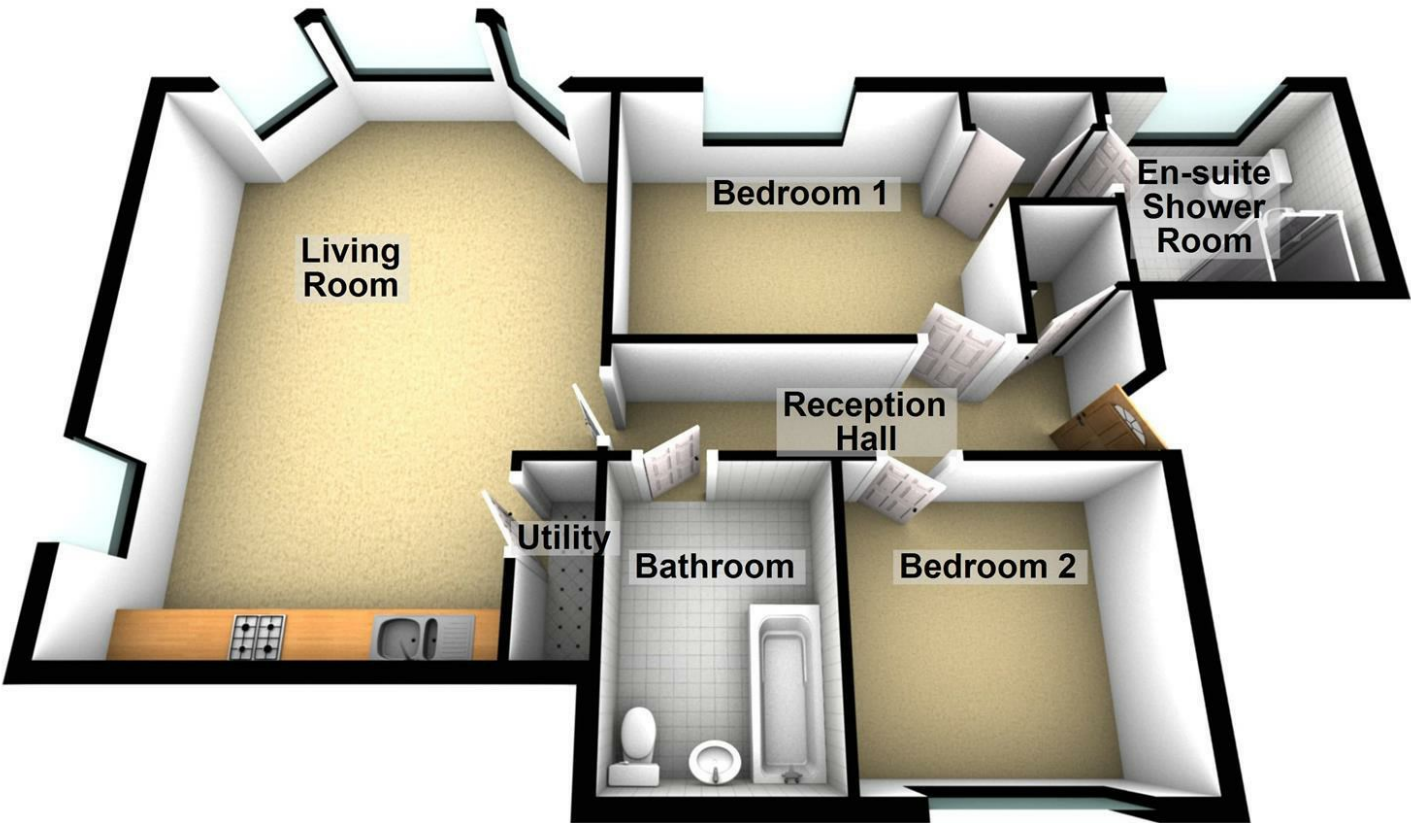


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(Unknown Floor)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(31-35) A		
(26-30) B		
(21-25) C		
(16-20) D		
(11-15) E		
(6-10) F		
(1-5) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		