

2 Bed Maisonette

Price £170,000

 Trent Way, Mickleover, Derby, DE3 0AF



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EST. 2012
BY PAD GROUP

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A smart and stylish first floor high specification apartment situated in this highly aspirational enclave. Ideal for the first time buyer, this high specification property briefly comprises; ground floor entrance hall with stairs to first floor hallway, superior living area incorporating a light and spacious sitting room with well equipped dining kitchen. An inner hallway serves two bedrooms and bathroom with modern white suite. Outside, the property stands in a private withdrawn position off Trent way in a block paved courtyard with two allocated car parking spaces. The property also enjoys views over a green area and woodland. Energy rating B. Council tax band B.

The building consists of two apartments with the ownership sold on a 'Tyneside' lease, which means each apartment is owned on a leasehold basis and then in line with the terms and conditions of the lease, the owner also owns the freehold of the lease for the other dwelling and vice versa. The other apartment owner owns the lease of their own apartment and then the freehold of the opposing dwelling. Therefore, you are the landlord of the other apartment.

The Lease itself has a term of 999 years from 1 January 2020, the rent is a peppercorn which the effectively the equivalent of £1.

There is an obligation on both you and your neighbour to share equally the costs of insurance maintenance and repair of the block itself and any common areas jointly used by both flats.

Upon any sale the seller will be selling the leasehold of their apartment as valued by an agent but will also sell their freehold of the other dwelling. Neither can be sold separately and must be done at point of sale.

Reception Hall



With composite and opaque double glazed entrance door, radiator, laminated wood effect floor and staircase to first floor.

First Floor Hallway



With radiator and UPVC double glazed window to front aspect (overlooking the green and woodland area).



Open Plan Living Room 26'0" x 14'9" maximum (7.94 x 4.50 maximum)



Lounge Area 13'10" x 12'9" (4.23 x 3.91)



Having laminated wood effect floor, radiator, television and media connection points and two UPVC double glazed windows to rear aspect.



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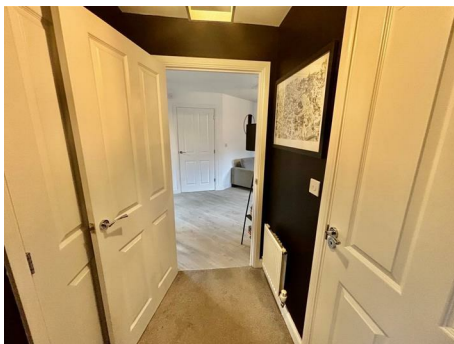
Dining/Kitchen Area 13'9" x 14'2" maximum (4.21 x 4.33 maximum)



Having a range of high gloss, soft close fitted wall, base and drawer units with laminated working surfaces, inset stainless steel four burner gas hob with electric fan assisted oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, radiator, laminated wood effect floor, concealed Ideal Logic wall mounted gas boiler and two UPVC double glazed windows (both overlooking woodland).



Inner Hallway



With radiator, full height storage cupboard and access to roof space.

Principal Bedroom 12'10" x 10'5" (3.93 x 3.18)



Having a radiator and UPVC double glazed window to front aspect.



Bedroom Two 10'3" x 10'3" maximum (3.14 x 3.14 maximum)



Currently used as a home office and having a radiator and UPVC double glazed window to rear aspect.



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Bathroom



Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and deep panelled bath with mains fed shower over, shower screen with tiled splash backs, radiator and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a delightful, withdrawn court yard position, at this popular residential address, with two allocated car parking spaces.



Terms Of Freehold Purchase

The building consists of two apartments with the ownership sold on a 'Tyneside' lease, which means each apartment is owned on a leasehold basis and then in line with the terms and conditions of the lease, the owner also owns the freehold of the lease for the other dwelling and vice versa. The other apartment owner owns the lease of their own apartment and then the freehold of the opposing dwelling. Therefore, you are the landlord of the other apartment.

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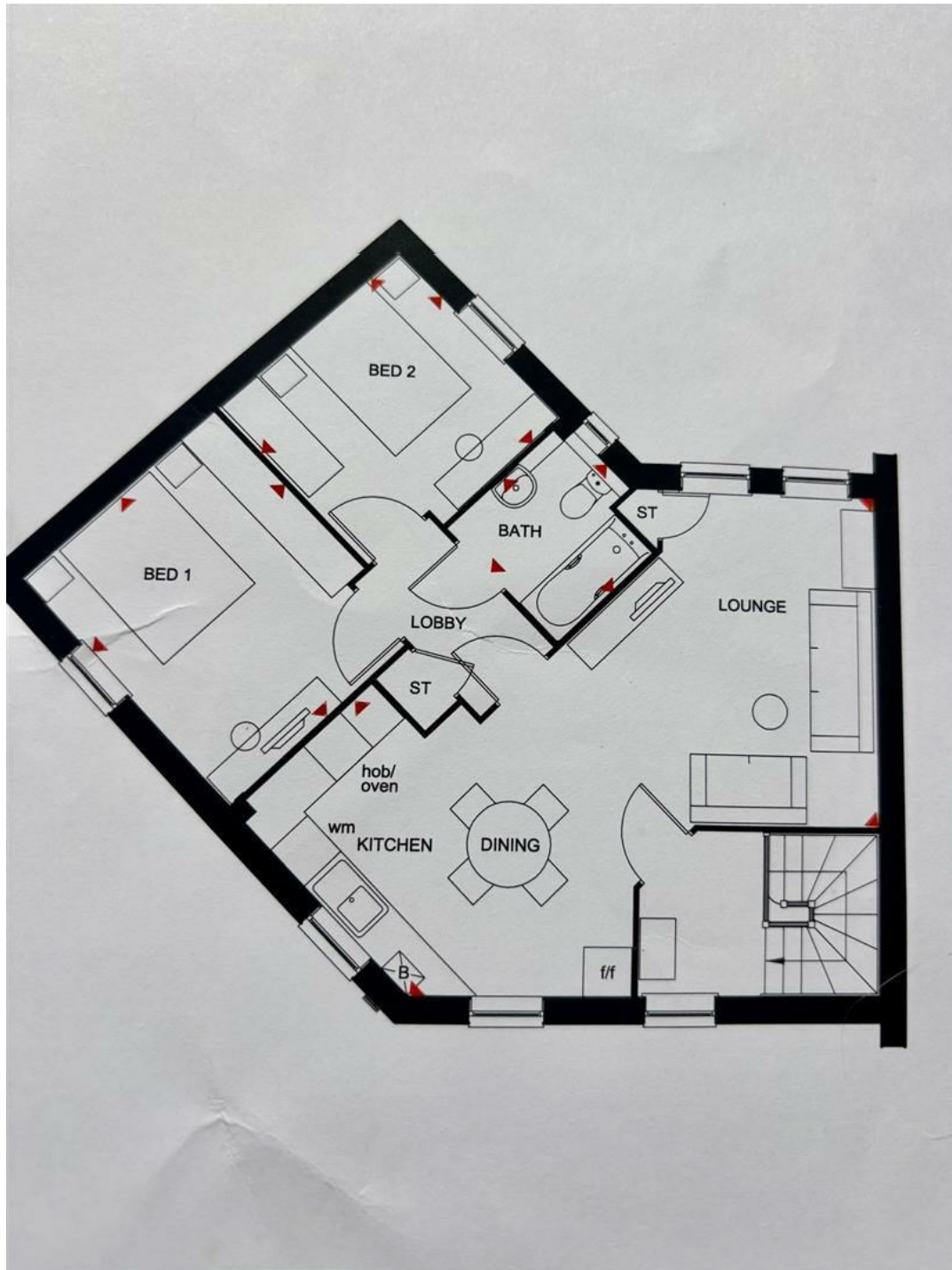
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100	83	83
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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