

Property details approval form

Flat 10 121a Nuns Street, Derby, Derbyshire, England, DE1 3LS

Date: 25 June 2025

Property Ref and Version: DER212589 - 0004

Selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £115,000

Tenure: Leasehold

○ Key Features

- Energy Rating: C
- Third Floor Apartment
- Two Bedrooms
- Ensuite To Master
- Open Plan Living Area
- Secure Off Road Parking
- Close To City / Friar Gate Area
- Gas Central Heating & Double Glazing
- NO CHAIN

○ Short Description

A contemporary two bedroom third floor apartment in a prime location close to the Friar Gate area of the City offered for sale with no onward chain.

○ Long Description

A contemporary two bedroom third floor apartment in a prime location close to the Friar Gate area of the City offered for sale with no chain. The accommodation should appeal to buy to let investors and in brief comprises of a large entrance hallway accessed via secure communal areas with lift access, well-appointed open plan living/kitchen area with integrated appliances, master bedroom with en-suite shower room, guest bedroom and bathroom. Outside can be found gated secure off road parking. The property is well placed within easy walking distance of the City and the Friar Gate area offering a range of upmarket restaurants, bars and independent shops and also has good road links with the A38, A52 and the Royal Derby Hospital. An internal viewing comes highly recommended to fully appreciate the accommodation on offer.

○ Directions

○ Agent Note

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○ Room Description

Accommodation

Entrance Hallway

Accessed via secure communal areas and having a lift and stairs to all floors. Built-in storage cupboard, double glazed window and access to a boarded loft.

Open Plan Living/kitchen Area 21' 7" x 11' 11" (6.58m x 3.63m)

Fitted with a range of modern matching wall and base units with work surfaces over, sink and drainer with mixer tap over, integrated oven and hob with extractor fan over, integrated fridge/freezer, washer/dryer and dishwasher, gas central heating radiators, TV point, tiled flooring, Velux sky-lights and double glazed window.

Master Bedroom 13' 10" x 11' 6" max (4.22m x 3.51m max)

Having double glazed sky-light and gas central heating radiator. Door leading to:

En-Suite Shower Room

Fitted with a three piece suite comprising a shower cubicle with shower over and tiled surround, wash hand basin and low level WC. Recess spotlights, extractor fan and tiled flooring.

Guest Bedroom 11' x 7' 3" (3.35m x 2.21m)

Having double glazed sky-light and gas central heating radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and low level WC. Part tiled walls, gas central heating radiator and shaver point.

Note

We have been advised by the current owner that the property is subject to a share of the freehold and the maintenance and service charge is £140 per calendar month.

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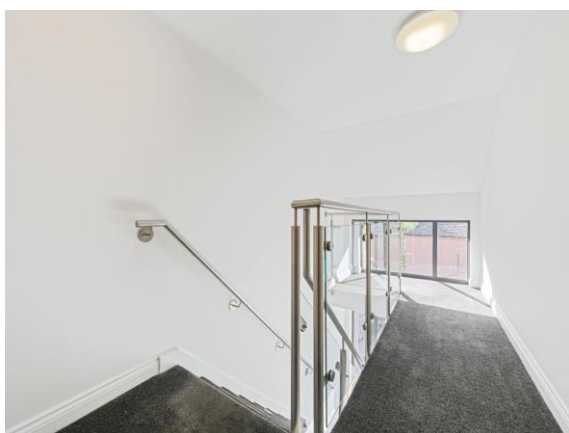
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○ Property Images



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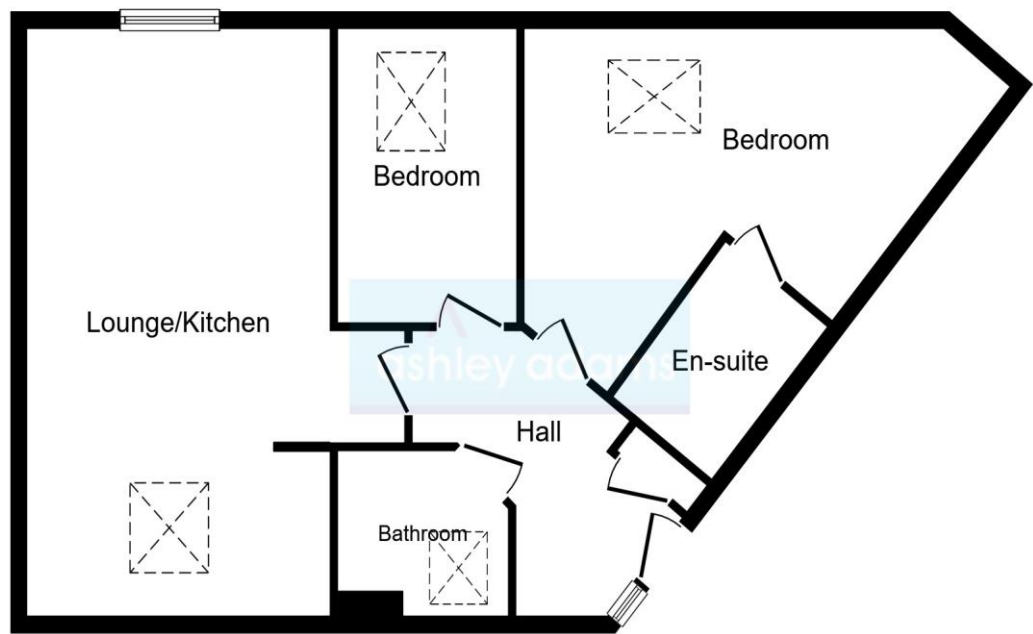
☐ Property Images



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Floor Plan



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by audioagent.com

Approval

	Signature	Date
Emily Yeomans		
Mr M. Lord		