



AUSTIN PROPERTY
01332 862173
austinsproperty.co.uk
TO LET
Callling
Floor Agt

FOR SALE
£ 245,000
Garden & Parking

Chapel Street
Melbourne Derby





Property Description

A well presented 2 double bedroomed duplex apartment with garage and parking, gas central heating, double glazed windows & french doors. The Accommodation comprises: lounge/dining room, kitchen with all integrated two double bedrooms (headroom restricted in bedroom two) & bathroom.

Perfectly situated in the highly sought after village of Melbourne. This contemporary residence offers exceptional blend of style, comfort and convenience.

Entrance

Wooden entrance door leading to shared entrance hall and stairs with brown fitted carpet and cupboard housing electric meters. Wooden front flat door to -

Lounge

21' 6" x 12' 11" (6.55m x 3.94m)
With two central heating radiators, laminate flooring, double glazed French doors with black safety railings, concealed spotlights, sprinkler fire protection system, smoke alarm, intercom, telephone point, two TV aerial points.

Kitchen

9' 7" x 9' 1" (2.92m x 2.77m)
With beech base & wall units with marble effect worktops over with tiled splash-back and inset 1 1/2 bowl stainless steel sink. Integrated appliances include: Hotpoint double oven, gas hob, fridge/freezer, dishwasher and washer/dryer. Double glazed window, Main Combi 24HE gas central heating boiler, central heating radiator and beige ceramic tiled floor.

Stairs And Landing

Spiral staircase, with black railings and banister and beige carpet to landing.

Bedroom One (rear)

13' 10" x 12' 11" (4.22m x 3.94m)
With double central heating radiator, double glazed window, fitted beige carpet, sprinkler fire protection system, telephone point, TV aerial point and glass brick panels.

Bedroom 2 (front)

12' 11" x 9' 7" (3.94m x 2.92m)
With double central heating radiator, double glazed window, fitted beige carpet, three spotlight fittings, sprinkler fire protection system, TV aerial point, telephone point and glass brick panels. (Please note that this room has a sloping ceiling and the measurements are therefore a reflection of the floor area)

Bathroom

With part tiled walls, white three piece suite comprising corner washbasin, low level w.c., panelled bath with electric shower and glass shower screen over, incorporating satin chrome towel rail. Central heating radiator and grey tile effect vinyl flooring.

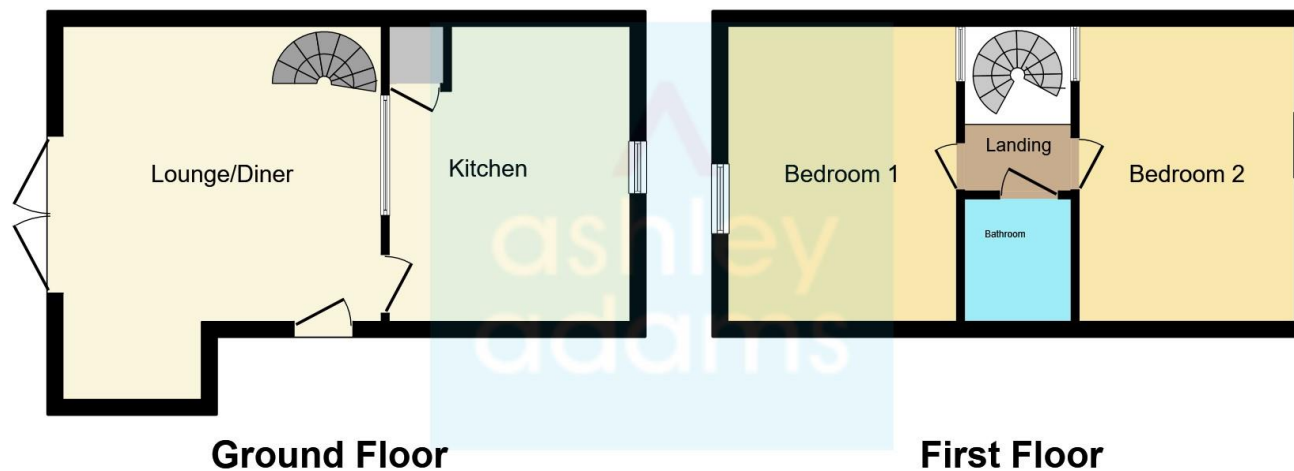
Garage

16' x 8' 5" (4.88m x 2.57m)
Brick built with solid wood double opening doors and power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Ashley Adams on

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Tenure:Leasehold

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

EPC Rating: C

view this property online ashleyadams.co.uk/Property/MEL205066



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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