





\*\*\*\* TOP FLOOR APARTMENT WITH BALCONY OVERLOOKING DERBY CITY  
\*\*\*\* Recently redecorated and carpeted, this is a well presented two bedroom apartment in the heart of the city. In brief the apartment offers secure gated access to private rear parking, secure communal entrance and intercom. Located on the third floor with entrance hall, open lounge and kitchen diner with 2 sets of patio doors onto the balcony, two bedrooms and a bathroom. One allocated parking space. Offered for sale with no upward chain.



## COMMUNAL HALL

Secure communal entrance door into the hallway with stairs to the first and second floor.

## HALL

Entrance door into the hallway with a radiator and doors to -

## OPEN PLAN KITCHEN DINER & LOUNGE

Lounge area with a radiator and sliding patio doors onto the balcony.

Kitchen area with fitted units, work surfaces, sink and drainer unit, fitted electric oven and hob with extractor hood. Radiator and sliding patio doors onto the balcony. Integrated fridge freezer and washing machine.

## BEDROOM 1

Skylight window, radiator.

## BEDROOM 2

Skylight window, radiator.

## BATHROOM

Panelling close bath with a shower and shower screen, low flush WC, wash hand basin, chrome ladder style radiator and extractor fan.

## OUTSIDE

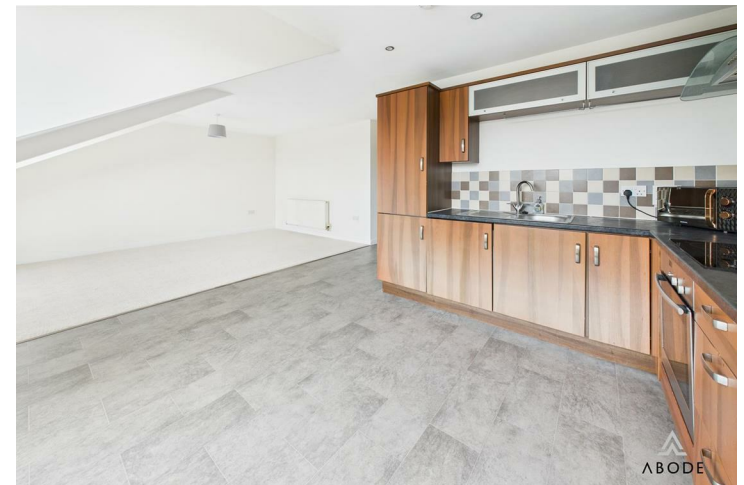
Secure gated access to rear parking with 1 allocated parking space.

## LEASE INFORMATION

182 years left on lease £1300 service charge £100 ground rent

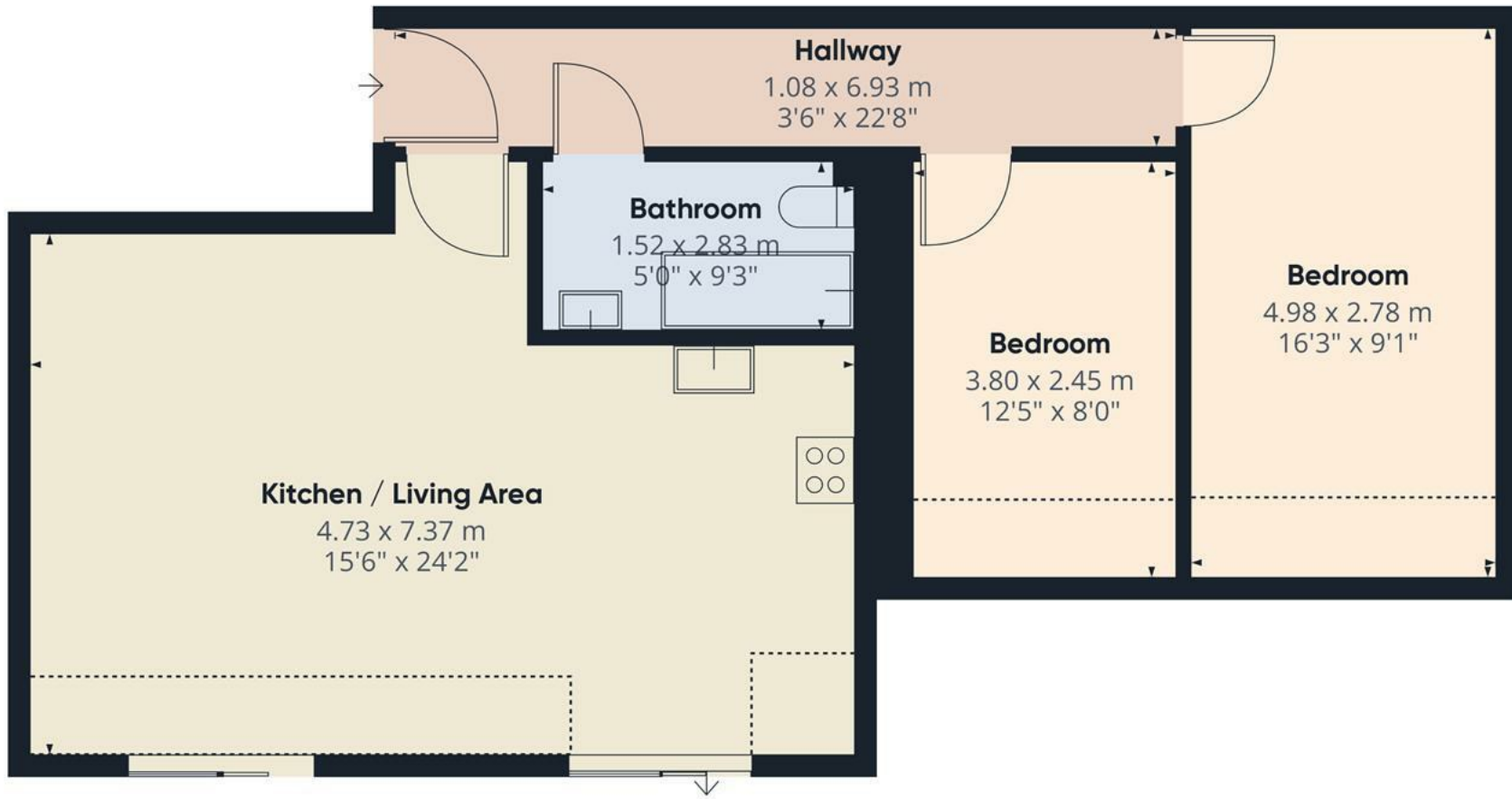


ABODE



ABODE





**Approximate total area<sup>m</sup>**

67.5 m<sup>2</sup>

726 ft<sup>2</sup>

**Reduced headroom**

7.6 m<sup>2</sup>

82 ft<sup>2</sup>

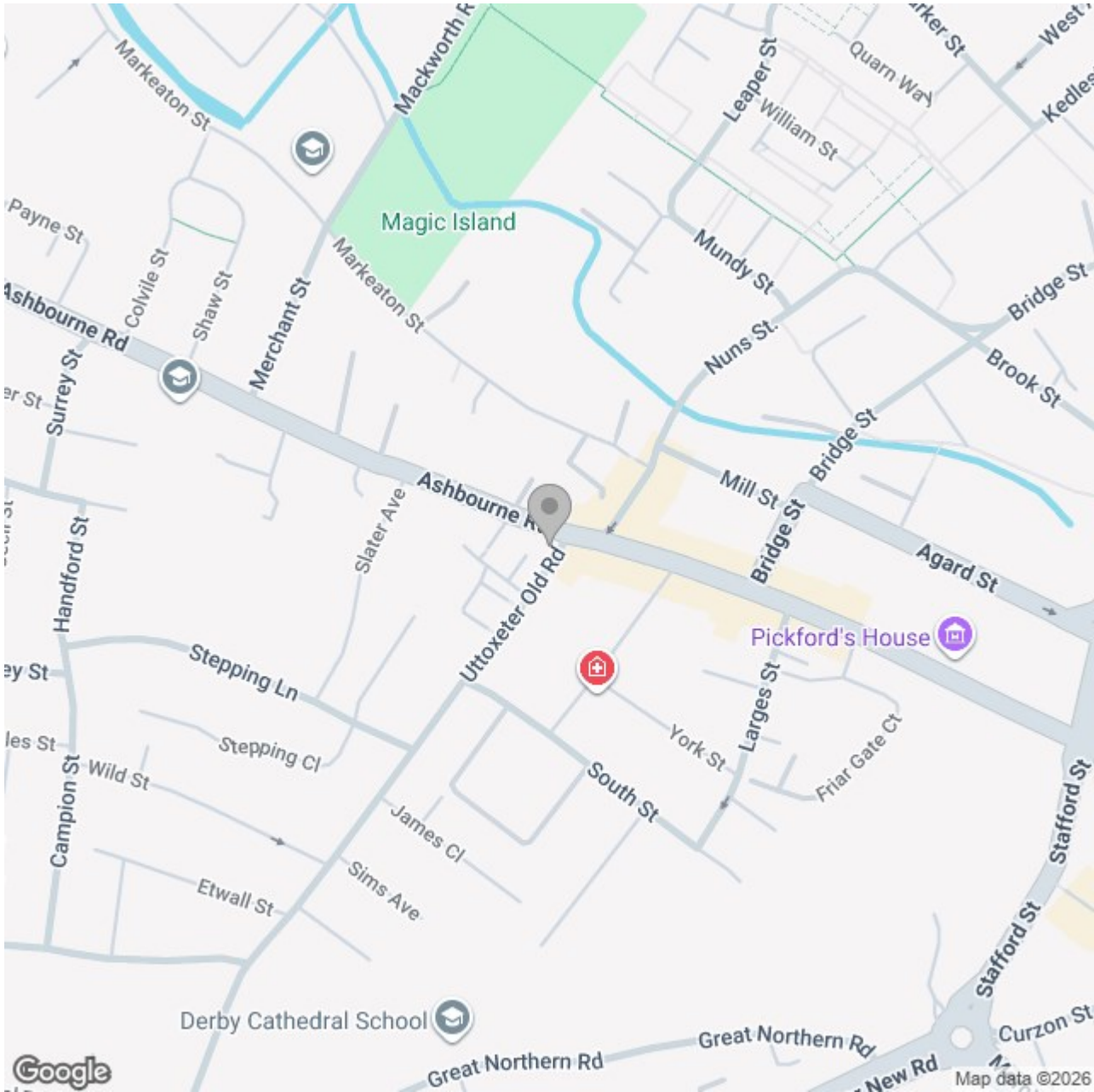
(1) Excluding balconies and terraces

Reduced headroom


----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            | <b>81</b>                  | <b>83</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |