

2 Bed Apartment

Price £145,000

 Somerset Close, Derby, DE22 3XR



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**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed Apartment

£145,000

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Phillips & Co are delighted to bring to market this bright and spacious third floor apartment in this modern fashionable area. The accommodation in brief comprises, entrance hall, open plan living/diner/kitchen, two double bedrooms (one with en-suite) and further bathroom. The property has permit parking for one car (with further visitor permit) and has beautifully maintained communal gardens. Lancaster House is situated just a stones throw from the Kingsway Retail Park and is also within walking distance of the Royal Derby Hospital. Viewing essential to appreciate this beautiful apartment on offer! The apartment is leasehold with 116 years remaining. Council tax band B. Energy rating B.

Communal Entrance Hall

With stairs and lifts to all floors.

Reception Hall



With large double storage cupboard, intercom, radiator and doors off to all rooms.



Living Room

Lounge Area



With Tv and media connection points, radiator and UPVC double glazed windows offering far reaching views.

Dining Kitchen Area



The kitchen is fitted with a range and base units with work surfaces over, integrated appliances such as electric oven with gas hob and extractor over, washing machine, fridge/freezer and sink, UPVC double glazed window offering delightful views.



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Principal Bedroom 10'2" x 10'0" (3.10 x 3.07)



With radiator, heating control, fitted wardrobe, radiator, UPVC double glazed window to front and door to en-suite.

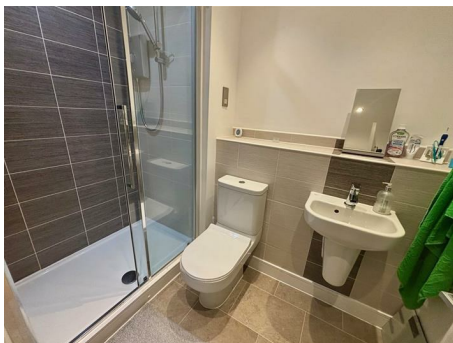
Bedroom Two 10'0" x 9'4" (3.05 x 2.87)



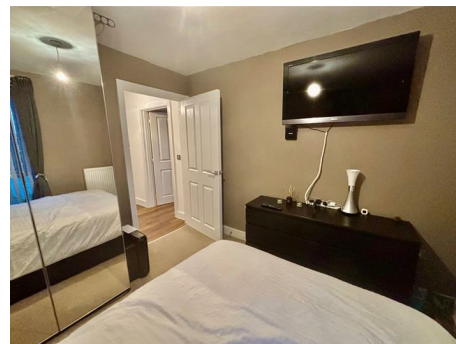
With radiator and UPVC double glazed window.



En-Suite Shower Room



With low level W.c., floating wash hand basin, walk-in shower and radiator.



Bathroom



With low level W.c., floating wash hand basin, bath and radiator.

Outside

The property benefits from a residents permit parking and has open communal green spaces.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(35-45) A		
(27-34) B		
(19-26) C		
(13-18) D		
(8-12) E		
(3-7) F		
(1-2) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		