



## 3 Chapel End House Brookbridge Court, Derby, DE1 3LG

**£125,000**

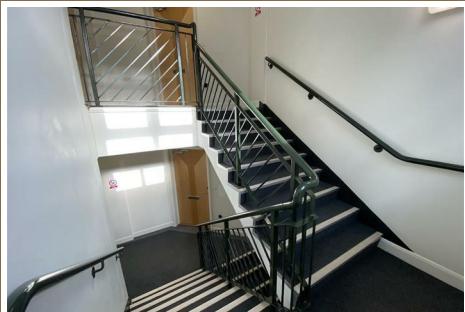


PRICED TO SELL - This smartly presented two bedroom second floor modern apartment is part of the Brookbridge Court development with direct access into the city centre, also with secure covered car parking. NO CHAIN.



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## DIRECTIONS

The property is best approached from the Five Lamps area of the city, following Lodge Lane which becomes Bridge Street, turning left onto Brook Street, where the entrance to Brookbridge Court will be found on the left. Viewers are advised to observe local parking restrictions - parking within the development is not available to viewers.

The gas centrally heated and double glazed accommodation faces the rear of the development, communal access is shared with just three other apartments and comprises, generous entrance hallway, large open plan living dining kitchen, principal bedroom, second bedroom with fitted wardrobes and bathroom with shower over bath.

Externally, the secure gated development is set behind remote vehicular and fob accessed pedestrian doors and there is an allocated and covered bay providing a car parking space.

An impressive property, priced to sell and offering an ideal buy to let investment or first time buy.

The property is located just across the inner-rind road, close to the Cathedral Quarter and Friar Gate areas both leading into the main shopping areas including Derbion (formally Intu) indoor shopping centre. There is also excellent commuter links to the A38 and A52 nearby.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL HALLWAY

Accessed by fob, stairs lead to floors one and two.

#### SECOND FLOOR LANDING

#### PRIVATE ENTRANCE

#### HALLWAY

A generous triangular shaped hallway with large double glazed window overlooking the parking area, ample space for coats and shoes, access feeds off to all rooms, central heating radiator.

#### OPEN PLAN LIVING DINING KITCHEN

16'2" x 15'5" + bay window (4.93m x 4.70m + bay window)

A brilliant open plan space with generous allowance for all furniture, side and rear double glazed walk-in bay window for plentiful natural light, laminate flooring throughout and two central heating radiators. The kitchen is fitted in an 'L' shape arrangement with solid wooden cabinets and matching cupboard and drawer fronts, display shelving, granite work surfaces, stainless steel sink and drainer, electric oven, gas hob with extractor fan over, integrated fridge and freezer, washing machine and space for a further appliance.

## **BEDROOM ONE**

12'8" x 9'3" (3.86m x 2.82m)

A generous double bedroom with tall, front facing double glazed window with blinds, ample space for furniture, radiator.

## **BEDROOM TWO**

11'10" x 8'10" (3.61m x 2.69m)

(Measurement taken to the rear of the built-in wardrobes)

The bedroom has deeper than average fitted wardrobes with sliding doors, concealed combination boiler, double glazed corner window, radiator.

## **BATHROOM**

8'8" x 5'6" (2.64m x 1.68m)

Appointed with a white three piece suite comprising a panelled bath with shower over and screen, wash basin and WC, tiling to splash areas, extractor fan and radiator.

## **OUTSIDE**

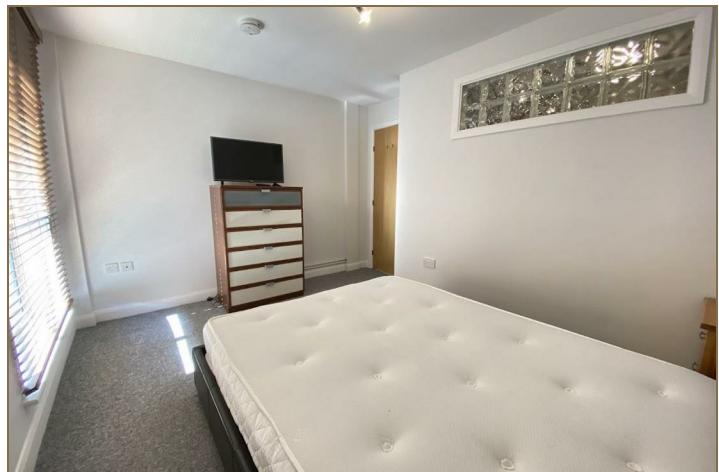
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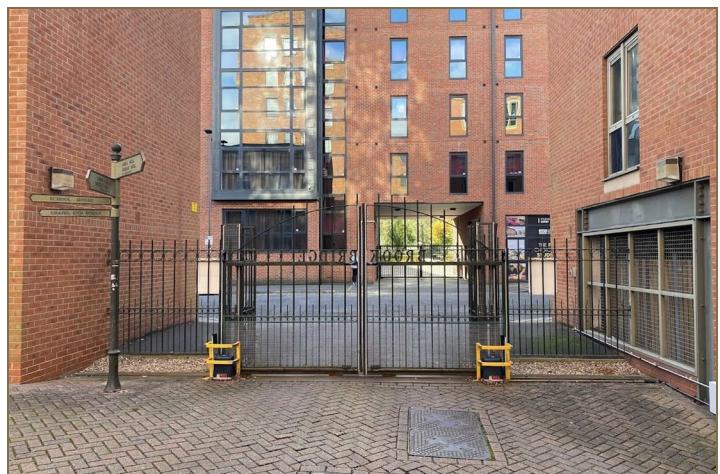
allocated and covered bay providing a car parking space.

## **LEASE DETAILS**

A long lease of 999 years was granted when the property was initially occupied in 2004. The ground rent and maintenance charges year ending March 2024 were £1,456.94 per annum (£121.41 per month).



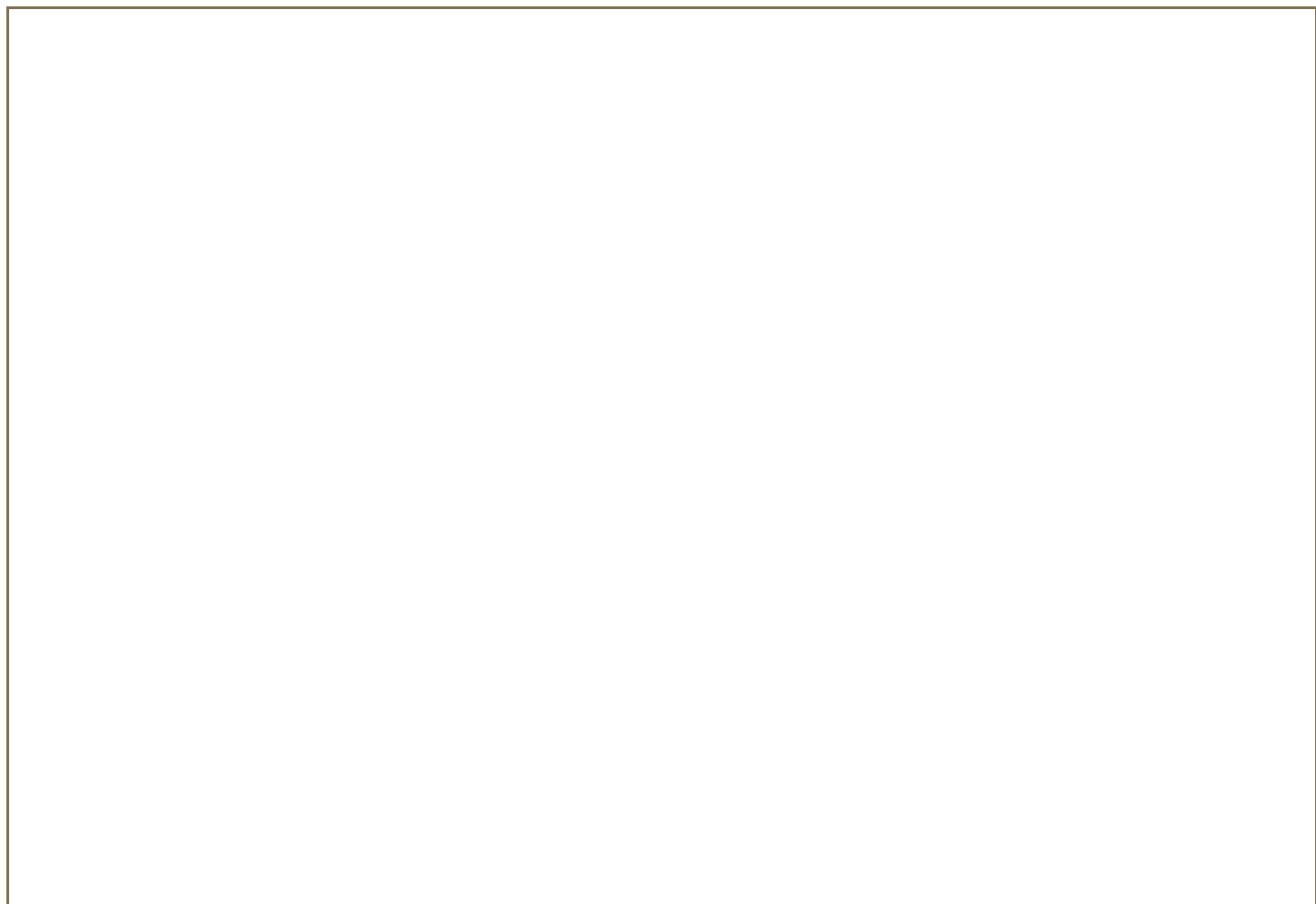




## Road Map



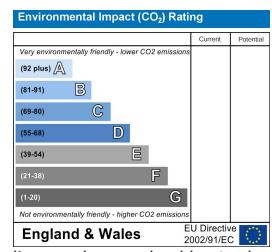
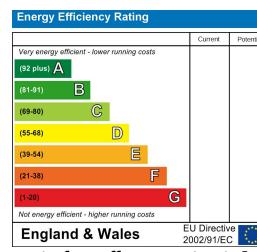
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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