

Empress Court Empress Road,Derby DE23 6TF

bagshaws residential

welcome to

Empress Court Empress Road, Derby

Ground floor one-bedroom flat in Empress Court on Empress Road, benefitting from allocated gated parking. No onwards chain. The accommodation includes a spacious double bedroom, three-piece bathroom and open-plan kitchen/living area with doors opening onto a terrace. Currently tenanted.



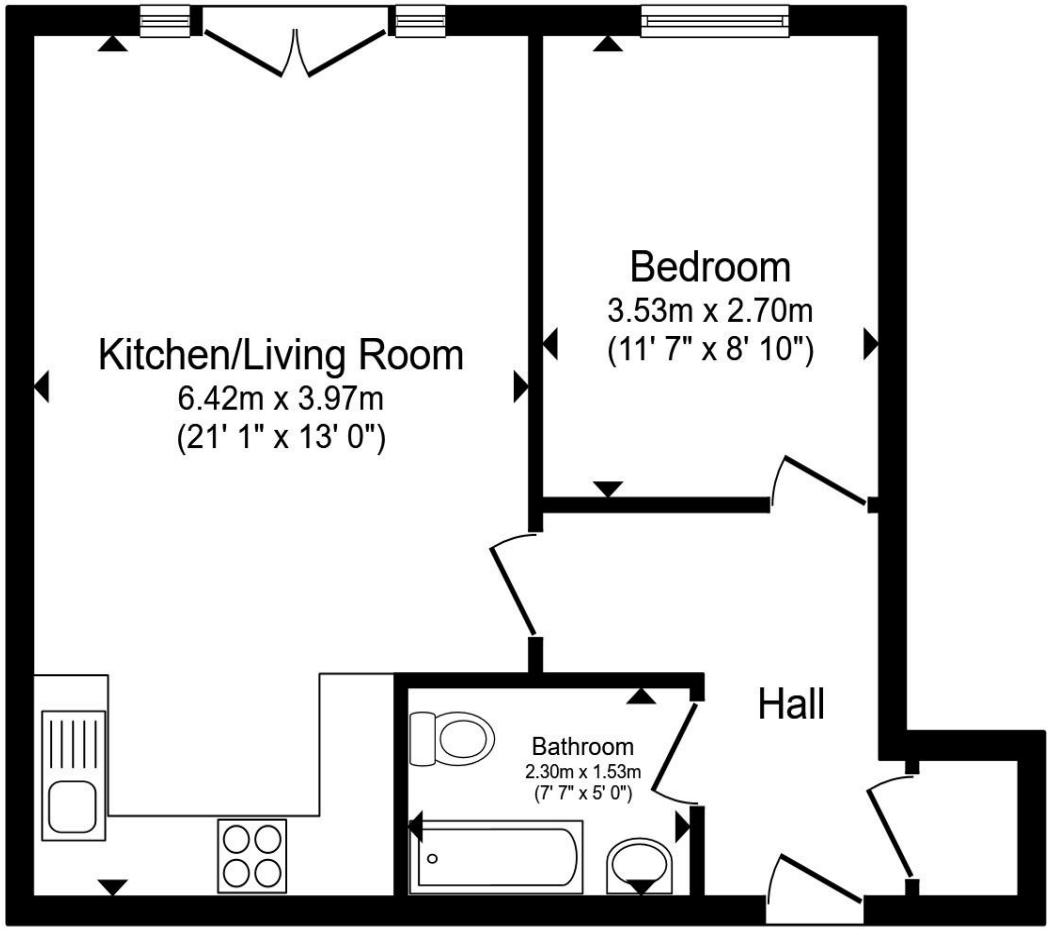












Total floor area 44.6 m² (480 sq.ft.) approx

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.propertybox.io

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About The Area

Kitchen/ Living Room
21' 1" x 13' MAX (6.43m x 3.96m MAX)

Bedroom
11' 7" x 8' 1" (3.53m x 2.46m)

Bathroom
7' 7" x 5' (2.31m x 1.52m)

Agents Note

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- Ground floor one-bedroom flat- NO CHAIN
- Allocated parking with gated access
- Open-plan kitchen and living area
- Double bedroom with generous proportions
- French Double Doors from the living area to outside area.

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

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.

Situated within the popular Empress Court development on Empress Road, this well-presented ground floor one-bedroom apartment benefits from secure gated access and allocated parking. The accommodation comprises an entrance hall, a spacious double bedroom, a three-piece bathroom, and a generous open-plan kitchen/living area with double doors allowing plenty of natural light. The kitchen is fitted with a range of wall and base units, an electric oven, gas hob with extractor, and space for appliances, creating a practical and sociable living space.

£75,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121865

The Property Ombudsman

Property Ref:
DBY121865 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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