



Magnus Court, Chester Green, Derby

£130,000



Key Features

- Top Floor (third floor) Apartment
- Two Double Bedrooms
- Spacious Lounge with Juliet Balcony
- Views of Darley Park
- Newly Redecorated & Carpeted
- Allocated Parking Space
- EPC Rating C
- Leasehold





Located on the third (top) floor of the sought-after Magnus Court development, this well-presented two-bedroom apartment offers spacious, light-filled accommodation along with attractive open views over Darley Park.

Having been recently redecorated throughout and fitted with new carpets, the property is ready for immediate occupation and will appeal to a wide range of buyers, including first-time buyers, investors or those looking for a well-positioned home close to both the city centre and green space.

The accommodation is accessed via a secure communal entrance, with the apartment itself opening into a welcoming hallway providing access to all rooms, along with a useful built-in storage cupboard.

The main living space is a generous lounge/diner, offering plenty of room for both relaxing and entertaining. French doors open onto a Juliet balcony, allowing natural light to flood the room while framing views across Darley Park.



The kitchen is accessed from the lounge and is fitted with a range of wall and base units, complementary work surfaces and integrated cooking appliances, along with space for additional appliances.

There are two well-proportioned bedrooms, both neutrally decorated, with the principal bedroom offering ample space for wardrobes and furnishings. The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from an allocated parking space and well-maintained communal surroundings.

Positioned within easy reach of Derby city centre, local amenities and transport links, this property combines convenience with attractive surroundings, making it a fantastic opportunity for a variety of buyers.

Entrance Hallway

A welcoming entrance hallway providing access to all rooms within the apartment. Finished with neutral décor and new carpets, and benefiting from a useful storage cupboard.







Lounge / Diner

A spacious and light-filled living area offering ample room for both lounge and dining furniture. French doors open onto a Juliet balcony, allowing plenty of natural light and enjoying attractive views over Darley Park.

Kitchen

Accessed from the lounge, the kitchen is fitted with a range of wall and base units with complementary work surfaces. Incorporating an integrated oven, hob and extractor, with space for additional appliances.

Bedroom One

A well-proportioned double bedroom with space for wardrobes and additional furnishings, finished in neutral décor with new carpets.

Bedroom Two

A good-sized second bedroom, ideal as a guest room, home office or additional bedroom.

Bathroom

Fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. Finished with tiled splashbacks.

Outside / Parking

The property benefits from an allocated parking space along with well-maintained communal areas.



Lease Information

Ground Rent: £150 per annum

Service Charge: £1361 per annum

Lease Term : 125 years from 1 June 2007

Lease Remaining: 106 years

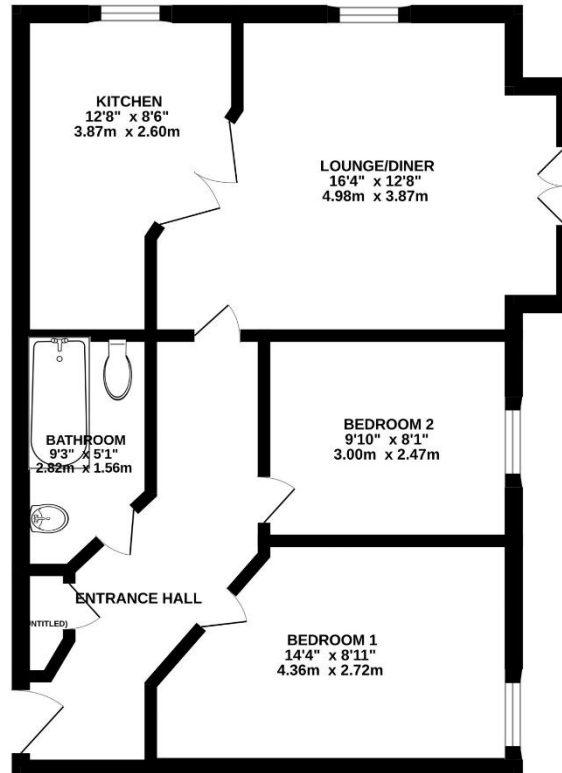
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GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.

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