Fletcher & Company

St Marks House 111 Radbourne Street, Derby, DE22 3BW

Offers Around £110,000

Leasehold - Share of Freehold



- Popular Residential Location
- Spacious, Recently Refurbished, One Bedroom Ground Floor Flat
- Residents Parking & Single Garage
- Communal Gardens
- Entrance Hall
- Lounge with Patio/Balcony Off
- Newly Fitted Dining Kitchen
- Double Bedroom & Bathroom
- Excellent First Time Buyer or Investment Purchase
- Close to Local Amenities & Good Transport Links





Summary

This is a well-presented, one double bedroom ground floor flat occupying a popular part of Derby on Radbourne Street. The property has been recently refitted with new flooring throughout and is sold with the benefit of no upper chain. The flat features a secure communal entrance hall, private entrance door to hallway, two useful storage cupboards, spacious lounge with access to a balcony/terrace, newly fitted dining kitchen, double bedroom and bathroom.

The property is set within communal grounds and benefits from a single garage, second to the right of the block.

The Location

The property's location in the West End of Derby offers easy access to a full range of amenities in the city centre as well as Markeaton Park and excellent transport links and schooling.

Accommodation

Hallway

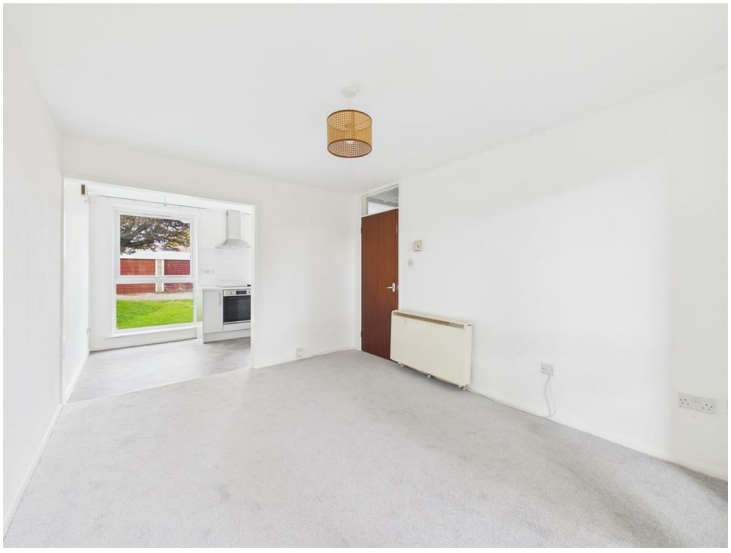
8'4" x 3'6" (2.55 x 1.08)

A communal entrance door provides access to communal hall with private entrance door to hallway which benefits from an entry intercom system and two useful storage cupboards.

Lounge

13'1" x 10'1" (4.01 x 3.09)

With electric storage heater, French door to balcony/terrace overlooking communal gardens to front and open access to the kitchen.





Dining Kitchen
13'5" x 7'8" (4.11 x 2.34)
Comprising a quartz effect worktop, tiled surround, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, electric hob with extractor hood over, built-in oven, appliance space suitable for fridge freezer and washing machine and two double glazed windows to rear.







Double Bedroom
11'5" x 8'4" (3.50 x 2.56)
Having electric storage heater, fitted cupboard and double glazed window to front.



Bathroom
7'7" x 5'0" (2.33 x 1.53)
With white suite comprising low flush WC, pedestal wash handbasin, bath with electric shower over, wall mounted electric heater and double glazed window to rear.

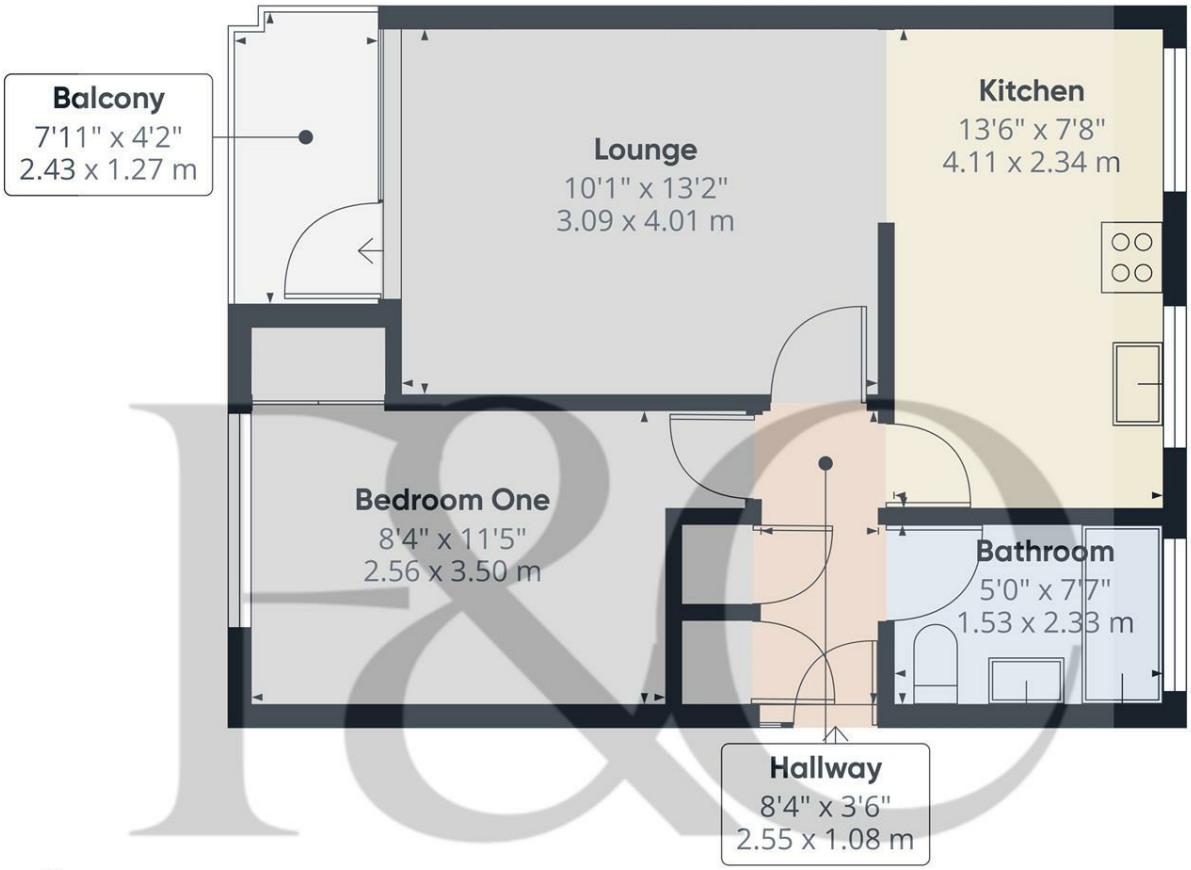


Outside
The property is set within communal grounds and benefits from residents parking and single garage.



Council Tax Band A

Estate Management Fees
Please note, we have been informed by the vendor that there is an approximate biannual estate service charge of £650 and that all residents own a proportion of the freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.



Approximate total area(1)

434 ft²

40.4 m²

Balconies and terraces

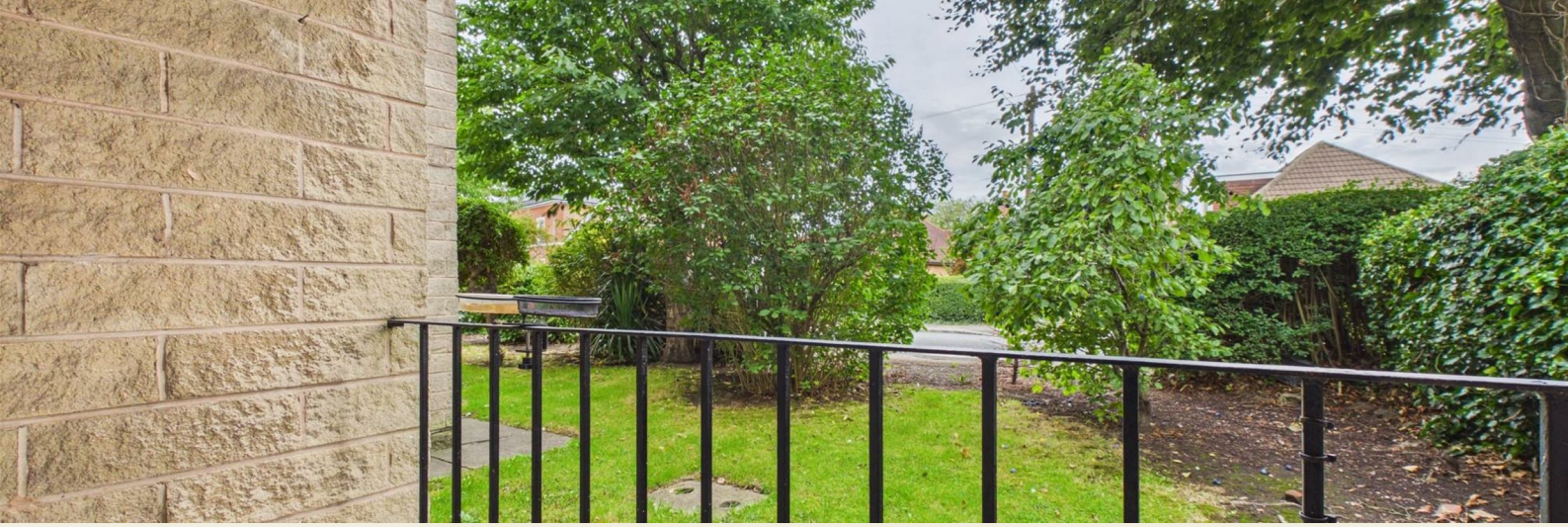
32 ft²

3 m²

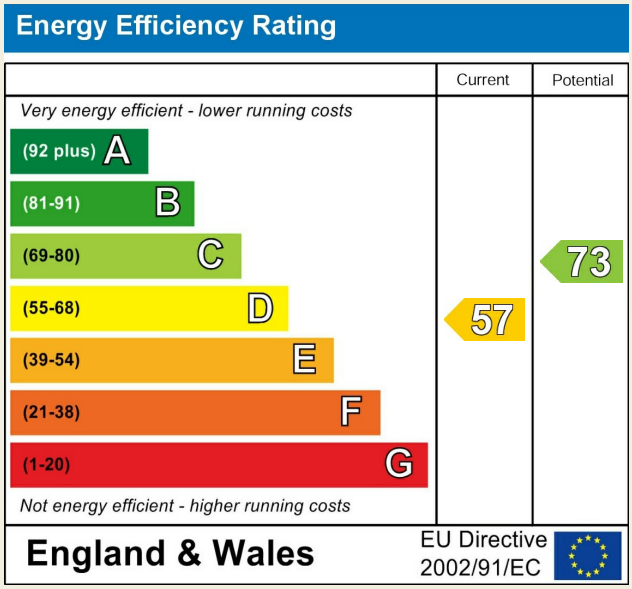
(1) Excluding balconies and terraces

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

GIRAFFE360







Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

Flat 2
St Marks House 111 Radbourne Street
Derby
DE22 3BW

Council Tax Band: A
Tenure: Leasehold - Share of Freehold