

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Risleigh, Derbyshire DE72 3TW

Offers In Excess Of £200,000

Derby Road, Risley, Derbyshire DE72 3TW



NO UPWARD CHAIN...

Welcome to this charming ground-floor two-bedroom apartment, perfectly positioned for convenient access to local amenities, schools, and excellent transport links to both Derby and Nottingham City Centre. Ideal for a wide range of buyers, this property combines comfort, practicality, and a thoughtfully designed layout. On arrival, you are greeted by a welcoming entrance hall, complete with a handy storage cupboard to keep everyday items neatly tucked away. The fitted kitchen, alongside a useful utility room, provides a practical space for cooking and household tasks. Both bedrooms are generously sized and feature ample storage, ensuring a comfortable and uncluttered living environment. The master bedroom offers the added benefit of an en-suite bathroom, providing privacy and convenience. A well-appointed three-piece bathroom suite serves the needs of the household with ease. Outside, the property benefits from well-maintained communal areas and an allocated parking space, making arrivals and departures effortless. Combining functionality, comfort, and a location designed for convenience, this apartment presents an excellent opportunity for those seeking a versatile and inviting home.

MUST BE VIEWED





- Ground Floor Apartment
- Two Bedrooms
- Spacious living Room
- Good-Sized Fitted Kitchen and Utility
- En-Suite To The Master Bedroom
- Three-Piece Bathroom Suite
- Secure Entry System
- Allocated Parking Space
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

19'0" x 9'1" (max) (5.80m x 2.79m (max))

The entrance hall has newly fitted carpets, a radiator, coving to the ceiling, an in-built double door cupboard, a telephone intercom system, and a single wooden door providing access into the accommodation.

Storage Cupboard

6'9" x 1'10" (2.07m x 0.57m)

The storage cupboard has wood-effect floor and provides storage.

Living Room

12'11" x 21'5" (3.94m x 6.53m)

The living room has a UPVC double glazed window, two radiators, newly fitted carpets, and double French doors opening out to the communal area.

Kitchen

11'11" x 13'0" (max) (3.65m x 3.98m (max))

The kitchen has a range of fitted base and wall units with newly fitted worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven, gas hob and extractor fan, an integrated fridge freezer, an integrated dishwasher, a radiator, recessed spotlights, tiled splashback, tiled flooring, three UPVC double glazed windows and access into the utility room.

Utility Room

3'11" x 7'6" (1.20m x 2.30m)

This space has fitted wall units, worktops, space and plumbing for a washing machine, an extractor fan, recessed spotlights, and tiled flooring.

Bedroom One

20'10" x 9'9" (max) (6.37m x 2.98m (max))

The first bedroom has a UPVC double glazed bay window, two radiators, an in-built storage wardrobe, carpeted flooring, and provides access into the en-suite.

En-Suite

6'2" x 5'5" (1.89m x 1.67m)

The en-suite has a UPVC double glazed obscure window, a low level W/C, a pedestal wash basin, a newly fitted shower enclosure with a wall-mounted shower fixture with sliding doors, a radiator, extractor fan, recessed spotlights, a shaver socket, partially tiled walls, and tiled flooring.

Bedroom Two

12'9" x 9'1" (max) (3.90m x 2.78m (max))

The second bedroom has a UPVC double glazed window, a radiator, an in-built storage cupboard, and carpeted flooring.

Bathroom

8'5" x 5'7" (2.59m x 1.71m)

The second bedroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a newly fitted shower fixture and shower screen, a radiator, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

To the outside there are communal areas, and an allocated parking space.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C
This information was obtained through the direct gov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (£PA): £1502.28
Ground Rent in the year marketing commenced (£PA): £50
Property Tenure is Leasehold. Term : 150 years from 1 May 2004 Term remaining 131 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land

registry.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

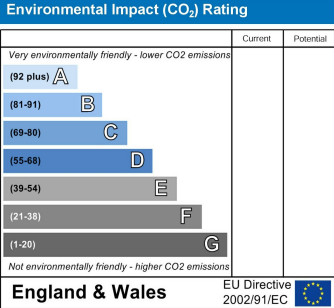
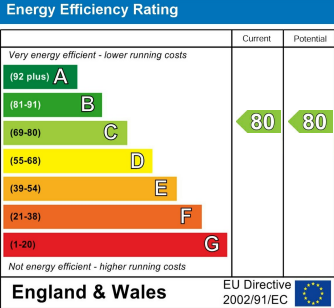
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

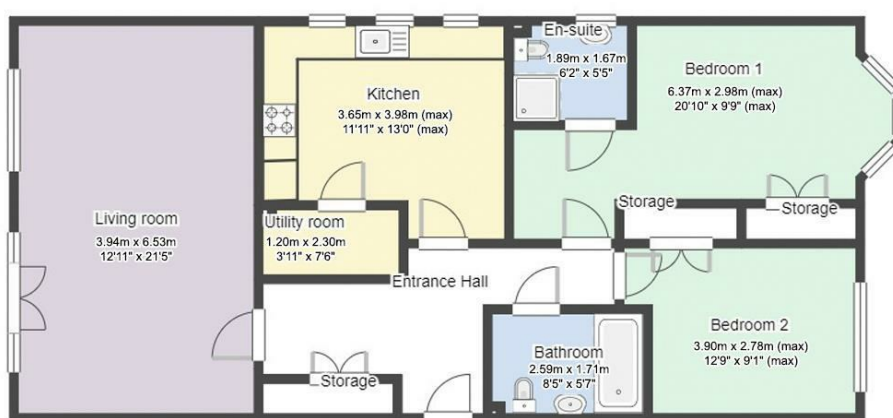
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 5G - Some coverage of 3G & 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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