



## 10 Ashbourne Court, Ashbourne Road, Derby, DE1 1GH

**£79,950**



The perfect, first time buy, buy to let investment or pied-à-terre with parking, vacant possession and no chain.



# 10 Ashbourne Court, Ashbourne Road, Derby, DE1 1GH

£79,950



This first floor studio flat is located in the Friar Gate area close to the city centre and numerous local convenience stores, café, public houses and close to all gateways in and out of Derby.

Externally, there is a covered allocated car parking space.

Ashbourne Court is located on the junction with Ashbourne Road and Uttoxeter New Road.

## ACCOMMODATION

### GROUND FLOOR

### COMMUNAL HALLWAY

With front and rear doors, stairs to upper floors.

### FIRST FLOOR

Entering the flat into:

### LOBBY

Main front door, storage space for coats, shoes etc, inner door into:

### STUDIO AREA

15'5" x 13'1" (4.70m x 3.99m)

A large space with two UPVC double glazed window, pull-down bed with side cabinet, electric storage heater, airing cupboard, door into:

### KITCHEN

8'7" x 5'11" (2.62m x 1.80m)

Appointed with a range of fitted kitchen units with cabinets and drawers, laminate work surfaces, stainless steel sink and drainer and tiled splashback, electric cooker, under counter appliance space, two UPVC double glazed windows.

### INNER LOBBY

Leading into:

### BATHROOM

6'8" x 5'11" (2.03m x 1.80m)

Appointed with a three-piece suite comprising a panelled bath, washed hand basin and low-level WC, UPVC double glazed window.

### TENURE

Leasehold.

The Lease is for 99 years from 1988. The service charge is £300 for 2025.

In addition each of the 6 lease holders have 1 share in the freehold title to the block of units.



## Road Map



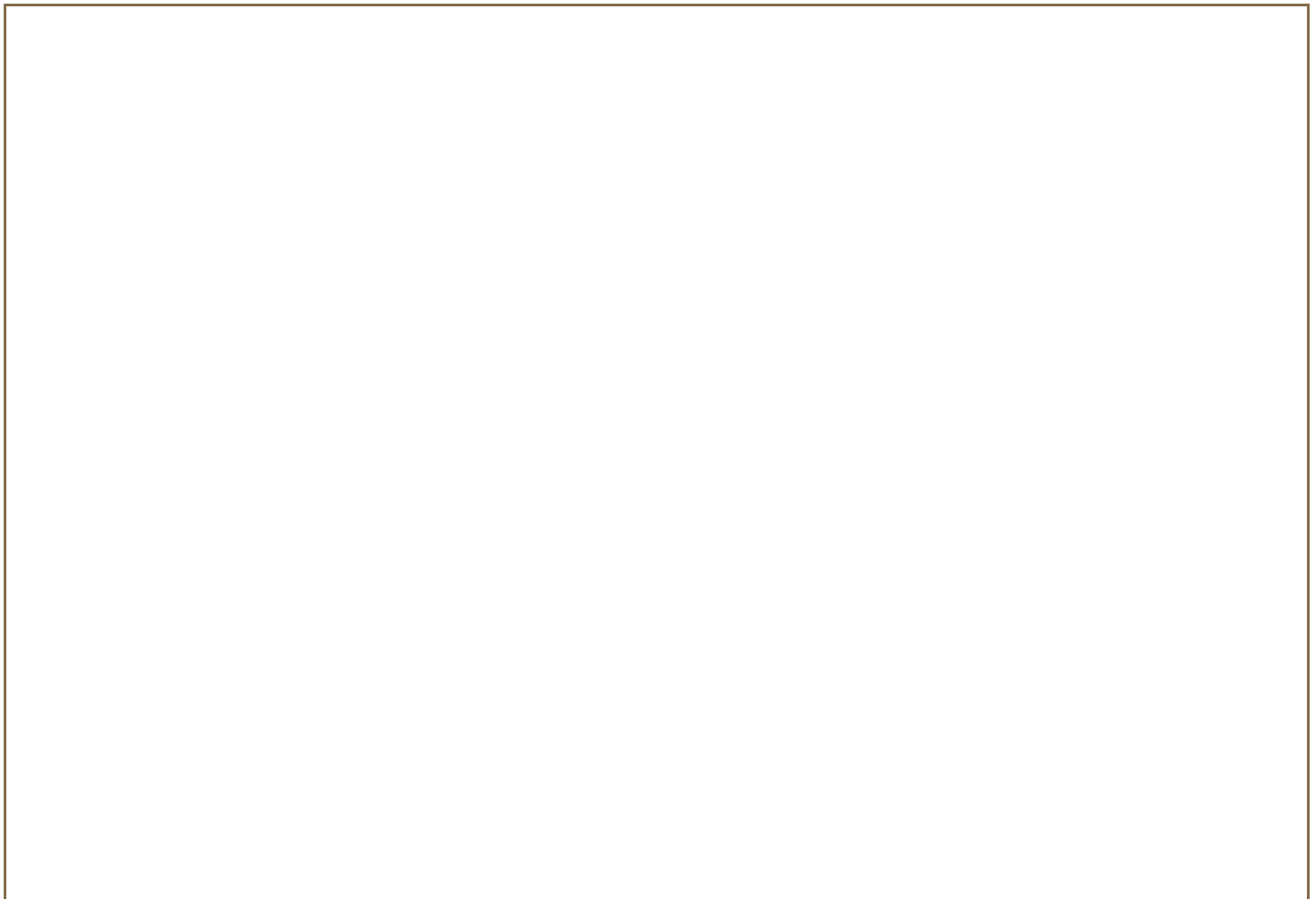
## Hybrid Map



## Terrain Map



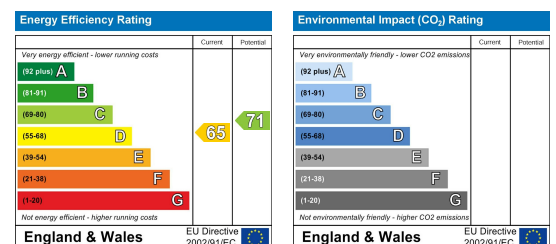
## Floor Plan



## 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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