



42 Cheal Close, Derby, DE72 2DY

£130,000

A well-presented two-bedroom ground-floor apartment situated on Cheal Close in Shardlow, forming part of the popular Cavendish Wharf Apartments development.

The property offers spacious and practical accommodation, including two double bedrooms, both benefiting from en-suite facilities, together with a generous open-plan kitchen/diner.

Further benefits include gas central heating throughout, contemporary wood-effect flooring to several areas, an intercom entry system and pleasant views towards the development's car park.

The layout lends itself well to first-time buyers, investors or those looking to downsize, with well-proportioned rooms and useful modern features throughout.

Entrance Hallway

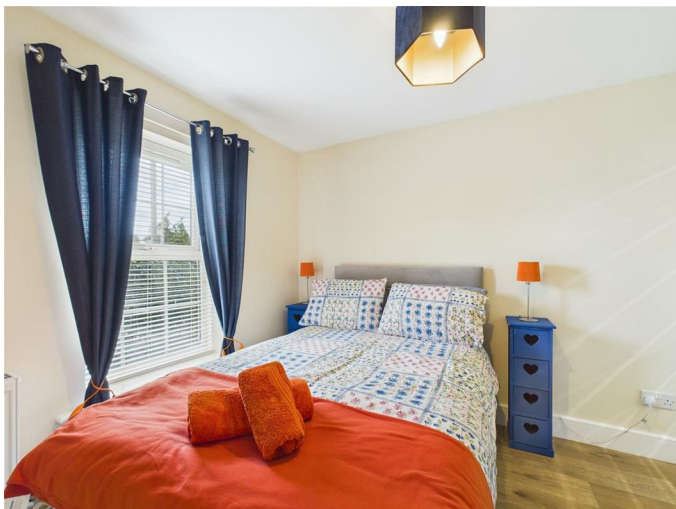
The property is entered into a welcoming hallway featuring wood-effect laminate flooring, a gas central heating radiator, wall-mounted thermostat and intercom telephone system, providing access through to the principal accommodation.

Kitchen / Diner



A spacious open-plan kitchen/diner offering a practical and versatile living space, with a combination of wood-effect laminate flooring and tile-effect lino. The fitted kitchen comprises a range of low and high-level cupboards, a four-ring Zanussi gas hob with complementary stainless-steel splashback and extractor fan over, together with a Zanussi low-level oven. There is also space for a washing machine and fridge freezer. Two front elevation windows provide plenty of natural light, while two gas central heating radiators and two pendant ceiling lights complete the room.

Bedroom One



A well-proportioned double bedroom featuring LVT

wood-effect flooring, a front elevation window fitted with Venetian blinds, gas central heating radiator and pendant ceiling light

En-Suite Shower Room



Serving the first bedroom is a modern en-suite shower room with lino flooring and Aquaboard-style wall panelling. The suite comprises a pedestal wash hand basin with mirror above, WC, heated towel rail and a mixer shower incorporating an overhead rainfall shower together with a separate handheld attachment. Further features include ceiling spotlights and a sliding bathroom door.

Bedroom Two



The second bedroom is also a generous double room, offering ample space for wardrobes and additional drawer units. A window overlooking the car park is fitted with Venetian blinds, while further features include a gas central heating radiator and pendant ceiling light.

En-Suite Shower Room



Bedroom two also benefits from its own en-suite shower room, fitted with a shower cubicle incorporating a mains-fed mixer shower, pedestal wash hand basin and WC.

Outside & Parking



There is an allocated parking space for this property in the communal car park. The property also has communal lawned grounds and there is an open green field space with a child's play area.

MONEY LAUNDERING REGULATIONS -

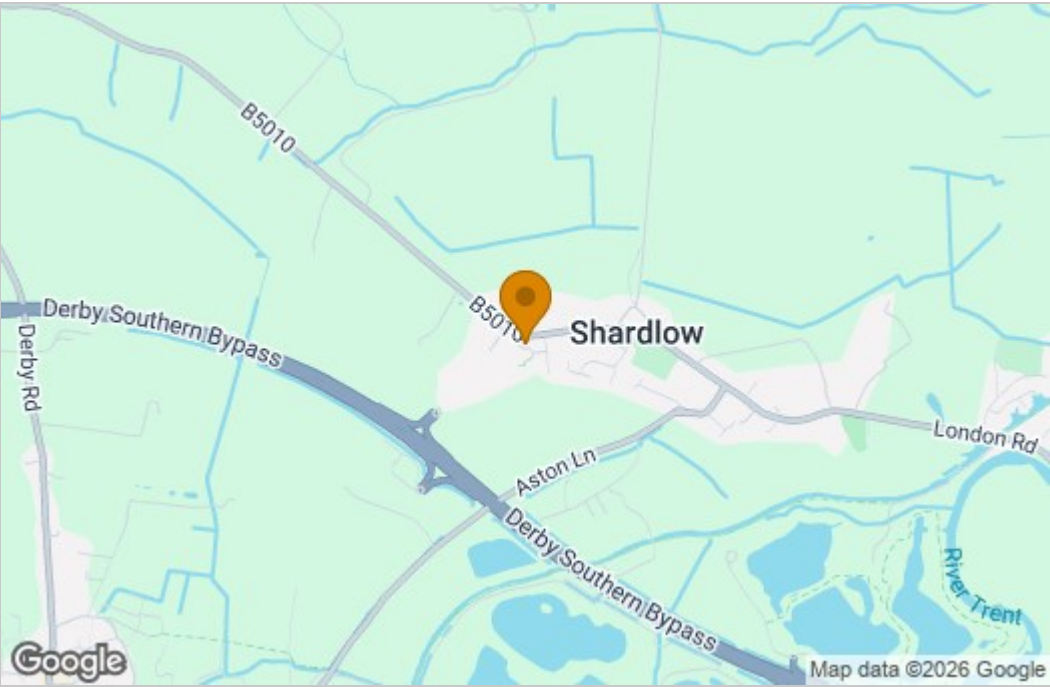
1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

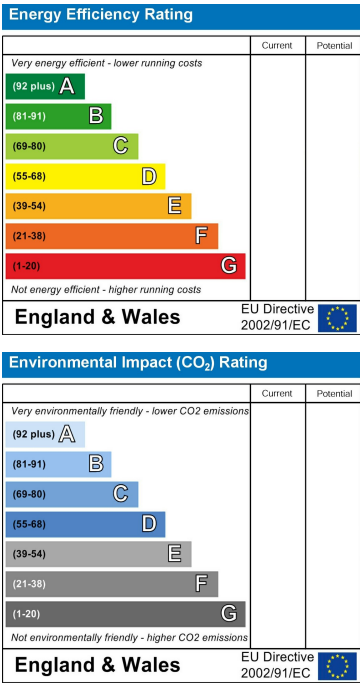
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.