



Caesar Street, Chester Green, Derby

£130,000



Key Features

- Two Large Bedrooms
- Secure Gated Parking
- Open-Plan Kitchen/Living/Dining Space
- Ground Floor Apartment
- Standard Construction
- Gas Central Heating
- EPC rating C





Situated on the ground floor of the popular Roman Court development, close to Chester Green and Derby City Centre, this well-proportioned two-bedroom apartment offers approximately 574 sq ft of accommodation, together with an allocated parking space.

A central entrance hallway leads through to the spacious open-plan kitchen, living and dining room, providing plenty of room for both seating and dining. French doors provide natural light and access to the outside, while the kitchen is fitted with a range of units and work surfaces together with an integrated oven and hob.

There are two double bedrooms, with the main bedroom benefiting from its own en-suite shower room. A separate bathroom is fitted with a bath, wash basin and WC, while useful storage is also provided off the hallway.

Outside, the property benefits from a secure allocated parking space.

Roman Court is conveniently positioned for Chester Green, Derby City Centre and a range of local amenities, with good access to the A38 and wider road network.

The apartment is currently tenanted and achieving £805 per calendar month, offering an opportunity for investors looking to

purchase a property with an existing rental income.

Entrance Hallway A central hallway providing access to the living accommodation, both bedrooms and bathroom, with useful built-in storage.

Kitchen / Diner A good-sized open-plan living space with room for both seating and dining. French doors and additional windows provide plenty of natural light. The kitchen is fitted with a range of units and work surfaces, with an integrated oven and gas hob, stainless-steel extractor hood and space for further appliances.

Main Bedroom A double bedroom with windows providing natural light and access to the en-suite shower room.

Ensuite Fitted with a shower enclosure, wash basin and WC, with tiled splashbacks.

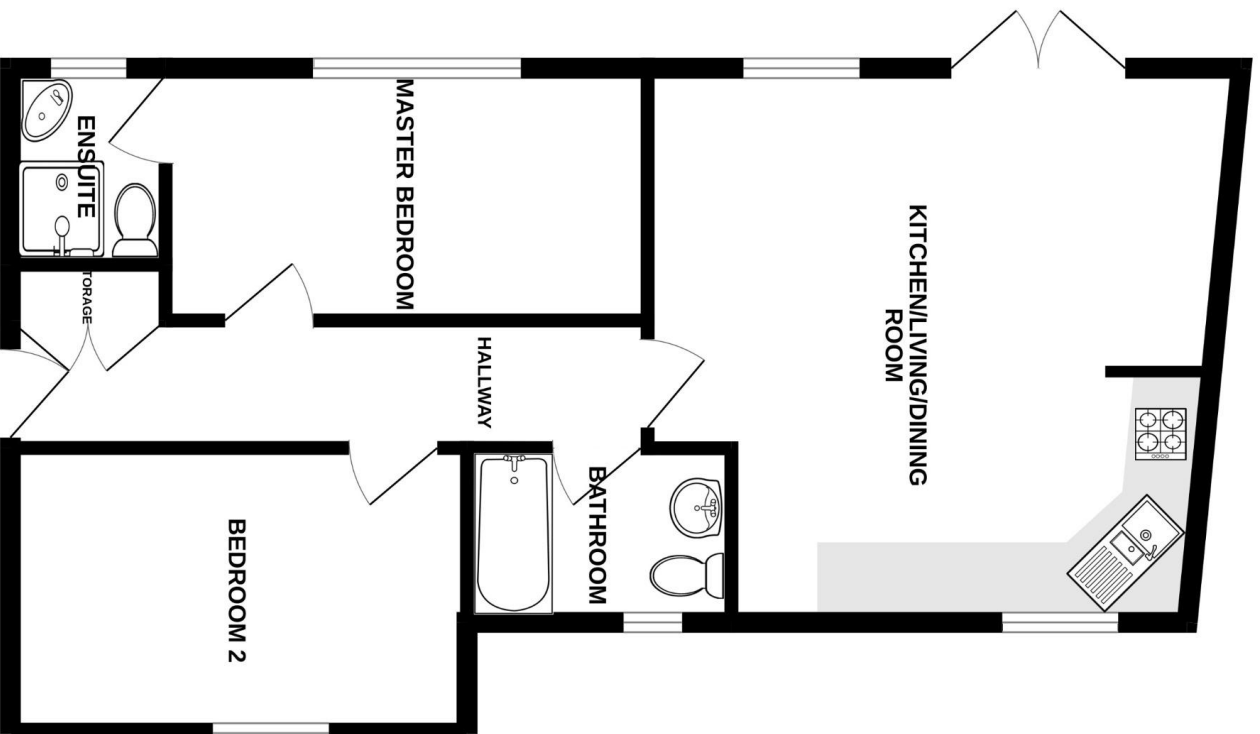
Bedroom Two A second double bedroom with window overlooking the outside of the development.

Bathroom Fitted with a white suite comprising bath, wash basin and WC, together with a heated towel rail.

Outside Roman Court is set within maintained communal surroundings, with the apartment benefiting from an allocated parking space.

Lease Information Leasehold with an original term of 125 years from 19 December 2003, expiring 19 December 2128. Approximately 103 years remain. The service charge is approximately £1,245 per annum.

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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