

Ashbourne Road

Derby, DE22 3TU

£130,000

John 
German



Immaculate ground floor apartment located in a secure development within walking distance of the city centre. Ideal for young professionals or a buy to let investor. Having been fully refurbished with open plan living, two double bedrooms and parking. Offered for sale with no chain.

Entrance to the property is via a secure entrance hall with intercom entry which opens into a communal entrance lobby leading onto a hallway and the apartment entrance door. The apartment hallway provides access to all living spaces and features a built-in airing cupboard and a very useful built-in storage cupboard. To the rear of the apartment is a spacious open plan living area with plenty of natural light coming from two large windows. There is ample space for a dining table and chairs, as well as soft furnishings. The kitchen is also open plan and leads off the living area having been fitted with a range of modern base and eye level units with roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap, built-in oven, four ring electric hob with brushed aluminium splashback and matching extractor hood over. There is a window to the rear and space for a washing machine and fridge freezer. Moving back along the hallway where the family bathroom is located, fitted with a full three piece suite comprising low flush WC, pedestal wash basin, a panelled bath with shower over and glass screen and modern waterproof panelling to two walls. There are two double bedrooms making it a highly versatile city home.

Outside, there is extensive parking located behind electric wrought-iron gates with allocated spaces for all the apartments, plus visitor parking. The property is located off Ashbourne Road and close to Friar Gate with the city centre within walking distance along with Derby University, Markeaton and Darley Parks. There are excellent local bus services and transport links.

N.B. Property let previously for £900pcm prior to renovation.

Tenure: Leasehold – lease commenced 1/3/2007 for 999 years. Service charge £1700 per annum. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Allocated spaces & visitor parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric panel heaters

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07082026

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Agents' Notes

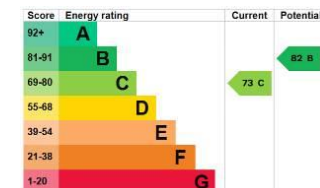
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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