



Castle Mills
Melbourne Derby

Castle Mills Melbourne Derby DE73 8BF

for sale
£200,000



Property Description

A well presented two bedroom first floor maisonette in popular over 55's development in the very heart of sought after Melbourne village with stunning street views. The property is on the outskirts of the development overlooking Castle St & Potter St and has been re-decorated throughout ready for immediate occupation with no chain. Having double glazing and electric heaters the accommodation briefly comprises:- Entrance hall, spacious lounge, dining kitchen with appliances (where specified) , two well proportioned bedrooms with the principal room having a range of fitted wardrobes, shower room. Outside, the property is in a particularly desirable location within the development and has access to communal gardens and allocated parking for one vehicle. Melbourne itself enjoys a high standard of amenities including the Sainsburys store, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads.

Entrance Hallway

Having a front half glazed timber panelled entrance door leading to entrance hallway having wall mounted electric radiator, carpeted staircase off to the first floor, double glazed window to the half stair height.

First Floor Landing

A spacious landing with open spindle balustrade, loft access, carpeted flooring, wall mounted electric radiator, panelled door to airing cupboard housing the hot water cylinder, further panelled door off to a useful utility store having coat hanging hooks, shelving and space for vacuum, ironing board, etc.

Lounge

Being beautifully positioned giving stunning

views over Potter street and Castle Street, three double glazed windows, two to the side and one to the front elevations, feature fireplace incorporating coal effect electric fire, marble effect hearth and backplate and decorative surround, coving to the ceiling, carpeted flooring, wall mounted electric radiator.

Dining Kitchen

Fitted with a range of matching wall and base units with laminated work surfaces over with matching upstands, integrated electric fan assisted oven, electric hob with extractor fan over, glazed splashback to the cooking area, single drainer stainless steel sink units with chrome mixer tap over, double glazed window to the front elevation, vinyl flooring, space and plumbing for automatic washing machine, slimline Bosch dishwasher, Daewoo fridge freezer, inset spotlights to the ceiling, wall mounted electric radiator, dining area.

Bedroom One

Having a full wall range of sliding mirror door fronted wardrobes incorporating hanging rails and shelving, carpeted flooring, double glazed window to the rear elevation, wall mounted electric radiator.

Bedroom Two

Having double glazed window to the side elevation, wall mounted electric radiator, carpeted flooring.

Shower Room

Having been refitted with a double width glazed shower cubicle with electric shower over, fully tiled to the cubicle and part ceramic tiles to the walls, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, concealed plumbing wc, wall mounted chrome heated towel rail, fitted mirror back to the sink area, inset spotlights to the ceiling, extractor fan to the ceiling,

carpeted flooring, UPVC double glazed opaque window to the rear elevation.

Outside

The property has allocated off road parking, additional visitor parking and communal gardens.

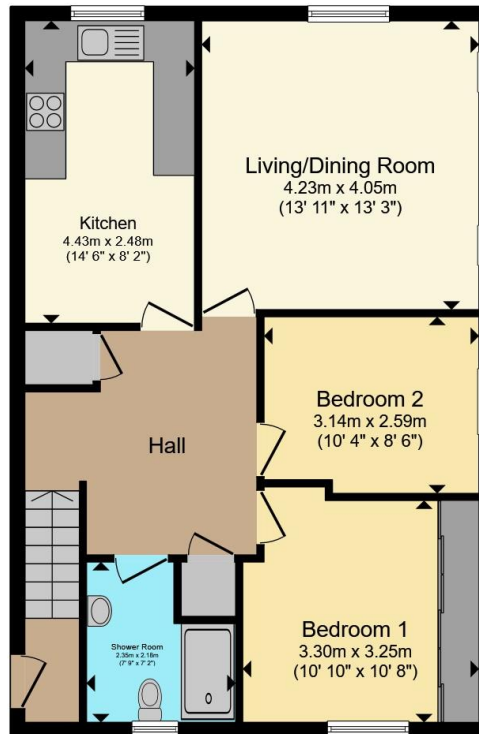
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 68.1 m² (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Ashley Adams on

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39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL206055 - 0004

Tenure:Leasehold EPC Rating: D Council Tax Band: C Service Charge: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For

view this property online ashleyadams.co.uk/Property/MEL206055



1. MONEY LAUNDERING REGULATIONS 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 incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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