



Etruria Gardens, Derby DE1 3RL

welcome to

Etruria Gardens, Derby

This two bedroom, first floor flat is located within walking distance of Derby city centre in the popular area of Chester Green. With nearby road links including the A38 and A61 the property also benefits from nearby green spaces including the picturesque Darley Park.





Lounge

16' 6" Max x 9' 10" Max (5.03m Max x 3.00m Max)

Kitchen

8' Max x 8' 7" Max (2.44m Max x 2.62m Max)

Bedroom One

12' 2" Max x 8' 3" Max (3.71m Max x 2.51m Max)

Bedroom Two

8' 1" Max x 6' 9" Max (2.46m Max x 2.06m Max)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Etruria Gardens, Derby

- First Floor Flat
- Two Bedrooms
- Off Road parking
- Walking Distance to the City Centre
- Popular Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1767.96

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 75 years from 29 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£98,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121359 - 0004

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