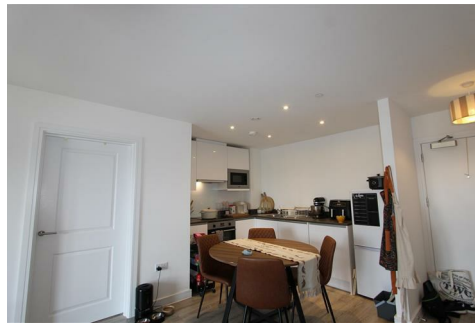




# HOPKINS & DAINTY

ESTATE AGENTS



**2, Erasmus Drive, Derby, DE1 2EH**

**£180,000**

Hopkins and Dainty of Ticknall are pleased to bring to the market this two bedroom, two bathroom apartment in the very popular Nightingale Quarter close to the centre of Derby and the Royal Derby Hospital.

### **Living Kitchen 22'6" x 14'8" max (6.87 x 4.49 max)**

Large living kitchen with contemporary white cupboards, fitted oven, hob and microwave. Window to the front with far reaching views and lots of natural light. Lots of room for dining and relaxing.

### **Bedroom 1 14'9" x 8'7" max (4.5 x 2.63 max)**

Main bedroom with lots of natural light from the large window and access to the beautifully appointed ensuite bathroom.

### **Ensuite 7'4" x 5'6" (2.24 x 1.70)**

Contemporary white bathroom with shower and bath.

### **Bedroom 2 14'1" x 8'9" max (4.3 x 2.69 max)**

Bright and airy bedroom with large window and views over the city, leading to the second bathroom.

### **Bathroom 9'2" x 7'2" max (2.8 x 2.2 max)**

Contemporary white bathroom with bath and shower.

### **Lease Details**

There are 249 years remaining on the lease. The annual service charge is £1482.09. The annual ground rent is £132. Your legal representative will confirm these details as part of their enquiries before exchange of contracts.

### **Draft Sales Details**

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

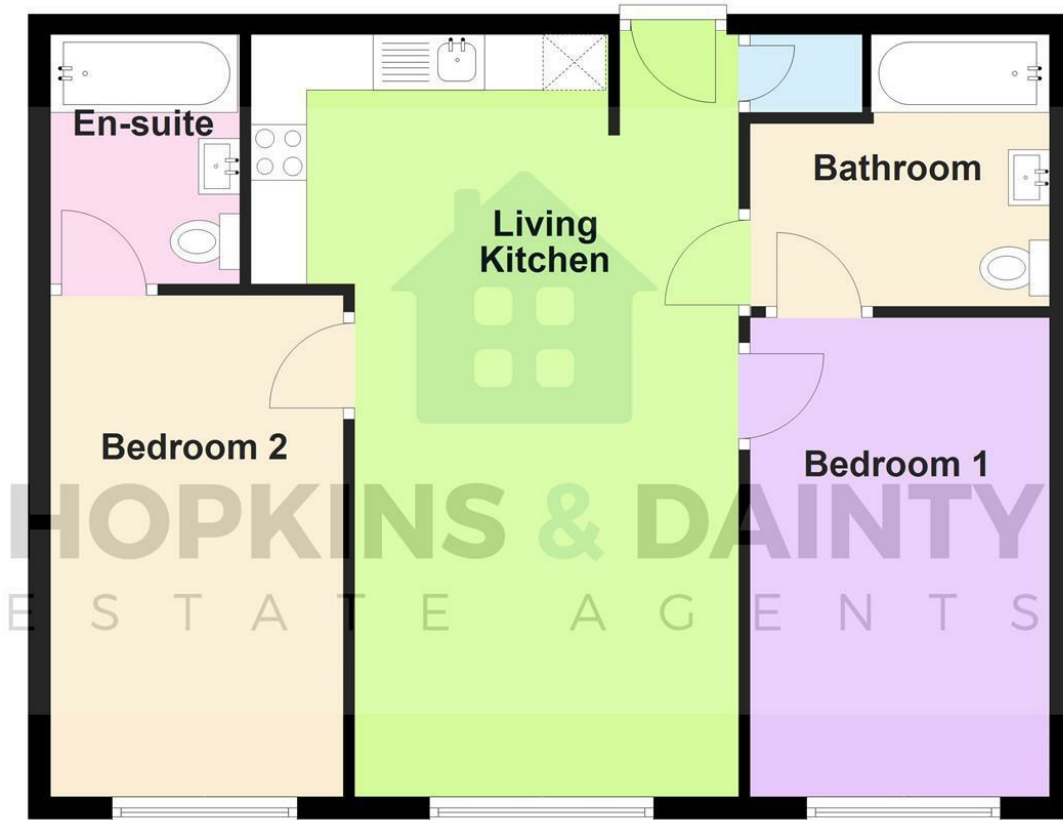
### **Important Information**

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any

areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floorplan

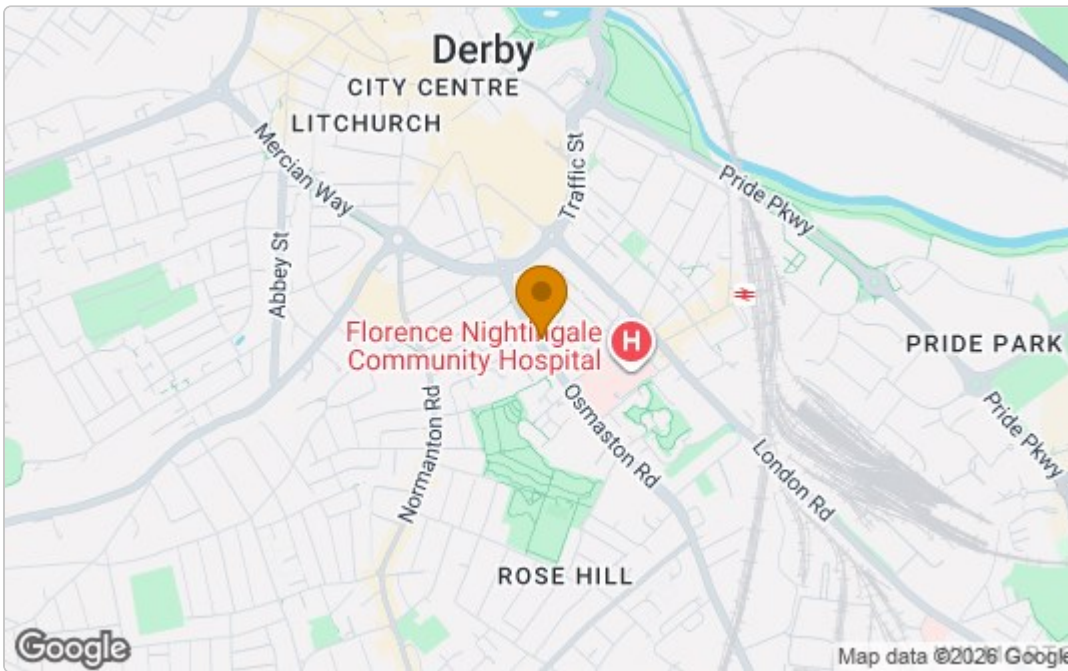
Approx. 63.1 sq. metres (679.7 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.