

FOR SALE



South Street, Derby

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £90,000

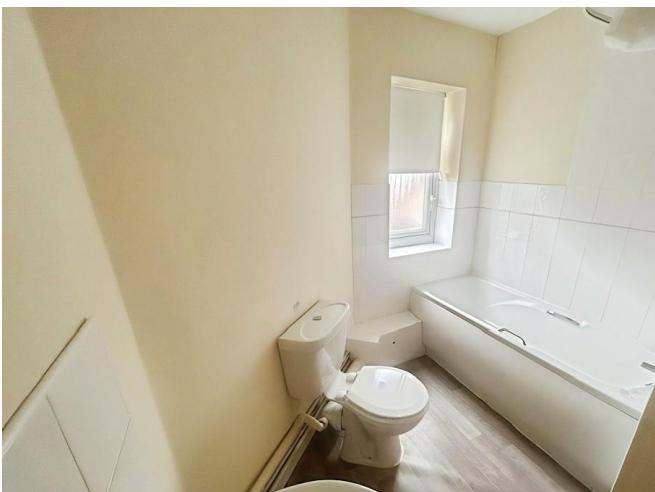


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1 Bedroom, 1 Bathroom

Asking Price Of £90,000

- One bedroom apartment
- Easy access to the city centre
- Ideally suiting the investor or first time buyer
- Offered for sale with no onward chain
- Open plan living kitchen



ENTRANCE HALL With useful storage cupboard housing central heating boiler. Central heating radiator.

OPEN PLAN LIVING KITCHEN 14' 7" x 13' 2" (4.47m x 4.02m) Modern fitted kitchen with a range of eye-level and base units providing work surface, storage, and space for appliances. Stainless steel sink unit with mixer tap, electric oven with four-ring gas hob over and space for a freestanding fridge freezer. Plumbing for a washing machine. The kitchen is open plan to the lounge and benefits from a double glazed window to the front elevation and central heating radiator.

BEDROOM 10' 0" x 8' 9" (3.07m x 2.69m) With uPVC framed double glazed window to the rear elevation. Central heating radiator.

BATHROOM A suite in white comprising of panelled bath with shower over, wash hand basin and WC. Double glazed window to the rear elevation.

OUTSIDE The property benefits from an allocated parking space on the driveway.

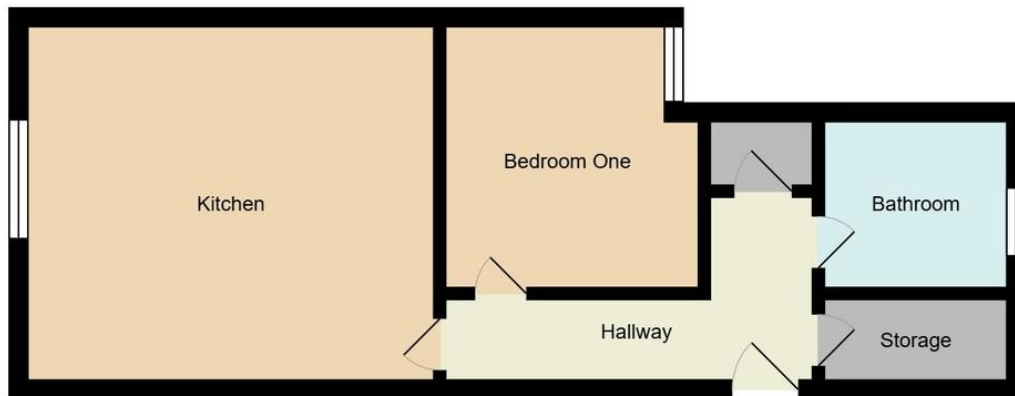
LEASE DETAILS Lease details are still being compiled at this time and we will be confirmed shortly.

LEASE DETAILS Ground rent £0
Service charge £ TBC
Lease 999 years from 2007

NB A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £32.40 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.