



Panama Circle, City Point, Derby

Guide Price £90,000



Key Features

- First Floor Apartment
- Two Double Bedrooms
- Recently Redecorated
- Ensuite to Master Bedroom
- Allocated Parking Space
- Close to local amenities
- EPC rating B
- Leasehold





This well-presented first-floor apartment offers spacious and practical accommodation and has recently been redecorated throughout, providing a fresh, neutral finish ideal for immediate occupation.

The property is accessed via a secure communal entrance with stairs leading to the first floor. Internally, a welcoming entrance hall provides access to all rooms, along with a useful storage cupboard and intercom system.

The generous living room offers ample space for both lounge and dining furniture, with French doors opening to a Juliette-style balcony that allows plenty of natural light. The fitted kitchen is well laid out and comprises a range of wall and base units, integrated oven and hob with extractor, and space for appliances.

There are two bedrooms, including a spacious main bedroom with fitted wardrobes and the benefit of a private ensuite shower room. The second bedroom is a well-proportioned room, suitable as a double bedroom, guest room or home office. The accommodation is completed by a modern family bathroom fitted with a white suite.

Externally, the property benefits from an allocated parking space, providing

convenient off-road parking.

Panama Circle is well positioned for access to local amenities, transport links and Derby city centre, making this an ideal purchase for first-time buyers, downsizers or buy-to-let investors.

Communal Entrance

Secure communal entrance with stairs rising to the first floor.

Entrance Hall

A welcoming hallway providing access to all accommodation, featuring an intercom system and useful storage cupboard. The property has recently been redecorated throughout, giving a fresh and neutral finish.

Living Room

A bright and spacious living room offering ample space for both lounge and dining furniture. French doors open to a Juliette-style balcony, allowing plenty of natural light.

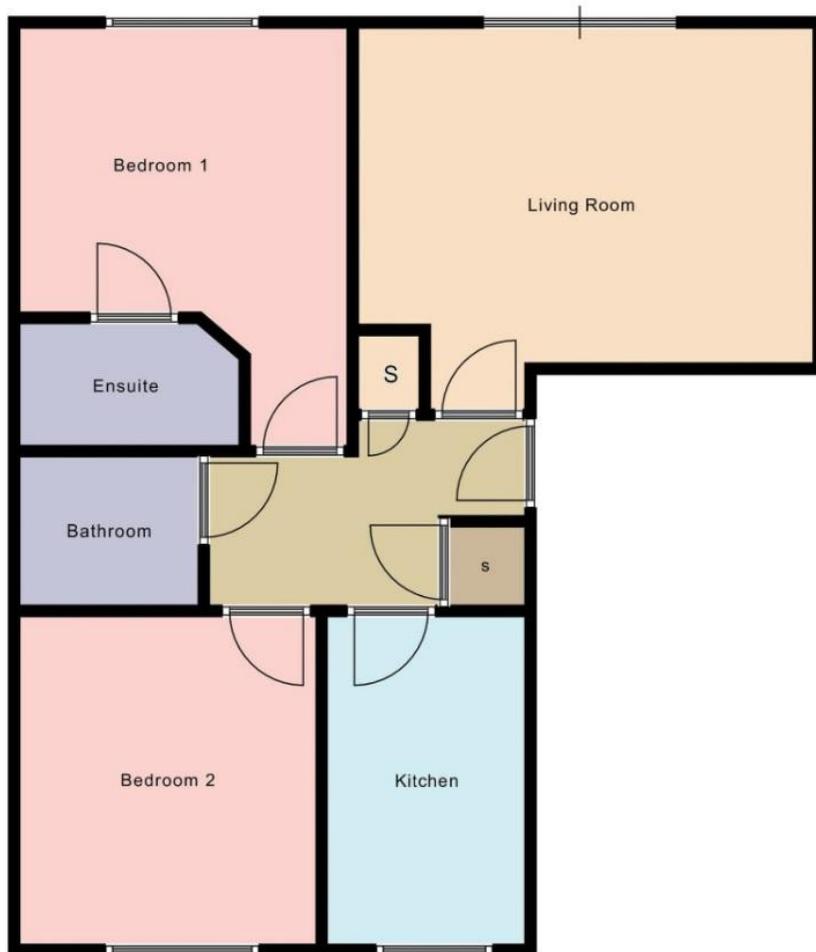
Kitchen

A modern fitted kitchen comprising a range of wall and base units with complementary worktops, integrated oven and hob with extractor above, and space for a fridge/freezer and washing machine.

Bedroom One

A generous double bedroom benefitting from fitted wardrobe storage and access to a private ensuite shower room.





Ensuite

Fitted with a modern white suite comprising shower enclosure, wash hand basin and WC, finished with contemporary tiling.

Bedroom Two

A well-proportioned second bedroom, ideal as a double bedroom, guest room or home office.

Bathroom

The main bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC, complemented by neutral tiling and a heated towel rail.

Parking

The property benefits from an allocated parking space, providing convenient off-road parking.

Lease Information

Lease Term: 155 years from 1 January 2006. Term Remaining: 135 years. Start Date: 29/05/2008 End Date: 01/01/2161. Service Charge: £1800per annum. Annual Ground Rent: £136.00

Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

