



Magnus Court, Derby DE21 4TQ

Located in the sought-after Magnus Court in Derby, this well-maintained two-bedroom flat offers a perfect blend of comfort and convenience. The flat opens into a welcoming hallway with a handy storage cupboard, ideal for keeping things tidy. To the right, you'll find a generous living room with ample space for both lounging and dining, providing a fantastic setting for relaxing or entertaining. From the living area, there's easy access to the kitchen, which features a range of wall and base units, offering plenty of storage and worktop space, with room for essential appliances.

The property also includes two spacious double bedrooms, each offering great natural light and plenty of room for furniture. The family bathroom is fitted with a three-piece suite, offering both style and practicality.

Magnus Court is located in a well-established residential area of Derby, with excellent local amenities nearby, including shops, schools, and transport links. The location is ideal for those needing easy access to Derby city centre or nearby attractions. Whether you're a first-time buyer or an investor, this flat is an excellent choice for those looking for a comfortable, low-maintenance home in a vibrant and convenient location.



welcome to Magnus Court, Derby

- Located in the sought-after Magnus Court development
- Spacious living room with space for dining and entertaining
- Well-appointed kitchen with ample storage and worktop space
- Two generous double bedrooms with good natural light
- Close to local shops, amenities, and Derby city centre transport links

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1400.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



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Property Ref:
DBY120953 - 0003

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