

## 27 Millgate Ashbourne Road, Derby, DE22 3EB

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Price £165,000

Leasehold

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- Ideal for Owner Occupier or Buy to Let Investor
- Much Character Throughout
- Set Within a Secure Gated Environment with Allocated Parking Space
- Impressive Communal Gardens
- Open Plan Living Space with Utility Cupboard
- Two First Floor Bedrooms both with Mezzanine Style Storage Area
- Well-Appointed Bathroom
- Outdoor Entertaining Space





## Summary

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This is a fabulous opportunity to acquire a stylish, two storey, two bedroom townhouse set within popular Millgate, located on Ashbourne road. The property is set within a secure, gated environment and features some impressive communal gardens as well as it's own private outdoor space.

Internally, the property benefits from a fabulous open plan living space comprising kitchen area with a range of built-in appliances, utility cupboard and lounge/dining area. The first floor landing leads to two bedrooms both with mezzanine style storage areas above. The bedrooms also feature high ceilings with exposed truss work. Further to this there is a well-appointed shower room.

# F&C

## The Location

The property's location on Ashbourne Road is a short distance into central Derby with an excellent range of amenities. Friar Gate and Ashbourne Road offer some impressive period architecture, some fine buildings and an excellent range of restaurants, bars and cafes. Cathedral Quarter features Saddler Gate and Market Square, again with a varied range of amenities including The Quad cinema as well as the Derbion shopping centre. Ashbourne Road also links to Markeaton Park and the A38 and A52.

## Accommodation

### Ground Floor

#### Fabulous Open Plan Living Space

17'9" x 15'5" (5.42 x 4.70)

#### Kitchen Area

An entrance door gives access to a fabulous open plan living space comprising kitchen area with oak worktops, extended breakfast bar, inset ceramic sink unit with flexible mixer tap, fitted base cupboards and drawers, integrated appliances including fridge freezer and dishwasher, inset four plate gas hob with double oven beneath, central heating radiator, wood effect flooring and utility cupboard with washing machine and wall mounted gas fired boiler.

#### Lounge/Dining Area

With central heating radiator, wood effect flooring and French door to outdoor space.

#### First Floor Landing

With central heating radiator.

#### Bedroom One

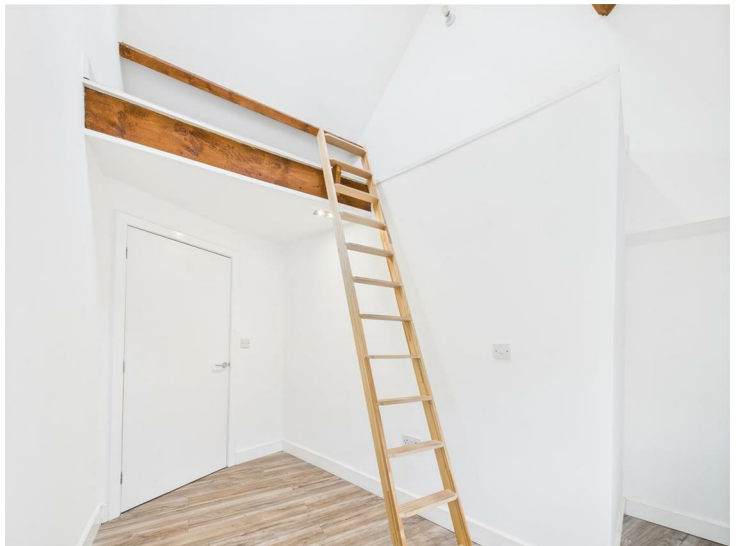
11'1" x 9'6" (3.40 x 2.91)

With central heating radiator, feature high ceiling with exposed truss work, sealed unit double glazed Velux window, ladder giving access to mezzanine style storage area above.

#### Bedroom Two

12'2" x 5'1" (3.71 x 1.55)

With central heating radiator and feature high ceiling with exposed truss work, sealed unit double glazed Velux window and ladder giving access to mezzanine style storage area.



## Bathroom

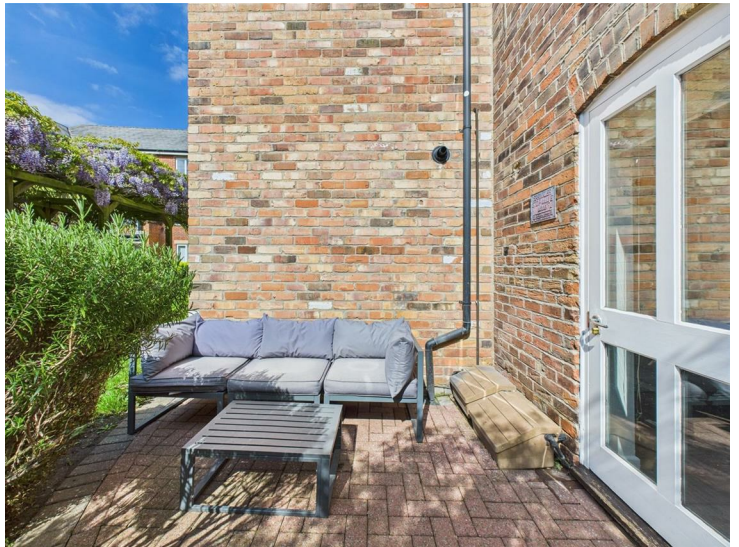
7'7" x 5'7" (2.33 x 1.71)

Partly tiled with a low flush WC, vanity unit with wash handbasin and drawers beneath, double shower cubicle, chrome towel radiator and exposed beam.



## Outside

A rarity in the development, the property benefits from a private outdoor area featuring block paved seating/entertaining space offering pleasant views over the carefully maintained and impressive communal gardens. The property benefits from an allocated parking space which is set within the secure gated environment which provides vehicular and pedestrian access to Ashbourne Road and there is also access to a communal, lockable bike store.



## Tenure

The property is managed by Millgate Property Management Co Ltd and there is a service charge of £1680 per annum.

The property is leasehold and has a lease length of 999 years which commenced in 2003.

**Council Tax Band C**



Floor 0

**Approximate total area<sup>(1)</sup>**

315.38 ft<sup>2</sup>  
29.3 m<sup>2</sup>

**Reduced headroom**

6.07 ft<sup>2</sup>  
0.56 m<sup>2</sup>

(1) Excluding balconies and terraces

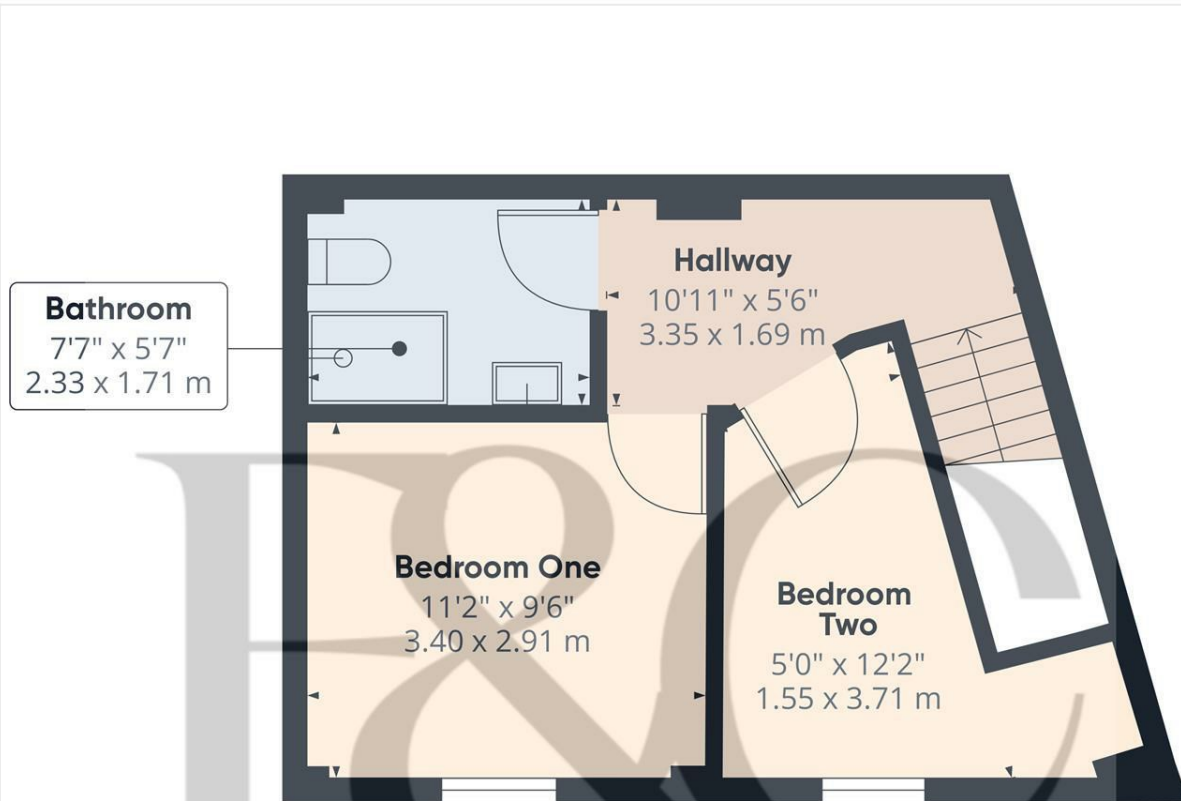
**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>(1)</sup>**

273.52 ft<sup>2</sup>  
25.41 m<sup>2</sup>

(1) Excluding balconies and terraces

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Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC