



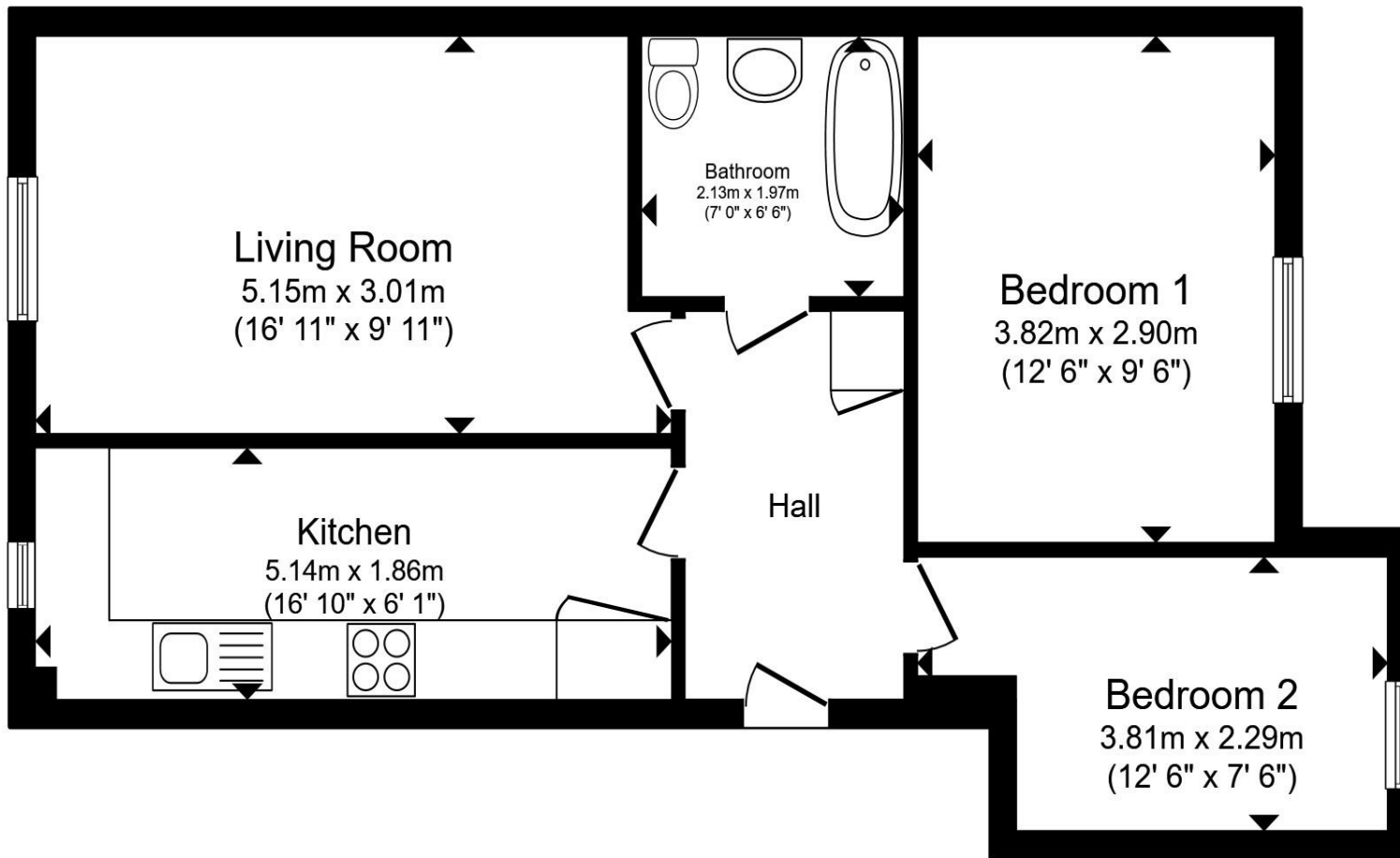
**Ashwood Close, Derby, DE24 8XW**

**welcome to**

**Ashwood Close, Derby**

Situated in a convenient location, is this immaculately presented first floor apartment with parking, having been well-maintained to a high standard by the current owner and enjoys easy access to Derby City centre and excellent local amenities.





**Entrance Hallway**

**Lounge/ Diner**

16' 11" MAX x 9' 11" MAX ( 5.16m MAX x 3.02m MAX )

**Kitchen**

16' 10" MAX x 6' 1" MAX ( 5.13m MAX x 1.85m MAX )

**Bedroom One**

12' 6" MAX x 9' 6" MAX ( 3.81m MAX x 2.90m MAX )

**Bedroom Two**

12' 6" MAX x 7' 6" MAX ( 3.81m MAX x 2.29m MAX )

**Bathroom**

Total floor area 54.1 m<sup>2</sup> (582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Ashwood Close, Derby

- Modern First Floor Apartment
- Beautifully Presented Throughout
- Fitted Kitchen with Ample Storage
- Two Bedrooms
- Bathroom with Shower

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2160.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 May 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Situated in a convenient cul de sac location, this immaculately presented first floor apartment has been well-maintained to a high standard by the current owner. The generously proportioned accommodation on offer benefits from gas central heating and double glazing and in brief comprises entrance hallway lounge/diner, kitchen with ample storage, two bedrooms, a bathroom with shower over the bath and allocated parking space. The accommodation is modern, neutral and bright. This would make an excellent first time buy, investment or home for professionals needing easy access to Rolls-Royce, central Derby or train stations.

The location on Ashwood Close sits just off Osmaston Road which is a main link running to Florence Nightingale Community Hospital and into the City Centre, is close to Pride Park, Moorways Sports Village, Osmaston Park and many local shops and amenities including a large Sainsbury's supermarket.

# £100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121787 - 0003

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