

Millers Court Edward Street, Derby, DE1 3BN

Offers Around £55,000

Leasehold



- Ideal Investment or First Time Buy
- No Upper Chain
- Shared Entrance Hall (With One Other)
- Private Staircase to Second Floor
- Hall
- Open Plan Lounge/Kitchen/Bedroom
- Shower Room
- Courtyard Setting
- Close to City Centre & Within Easy Reach of Darley Park
- Realistically Priced





Summary

A realistically priced, one bedroom maisonette within the popular Strutts Park conservation area of Derby.

Sold with the benefit of no upper chain the property features an entrance hall with staircase and private entrance door with further staircase to a small landing area with open plan lounge/bedroom/kitchen and shower room. The property does require some modernisation but would be a good first time buyer or investment property. The property has electric heating and furniture is available within the price.

The property is set within a small, low maintenance courtyard.

F&C

The Location

Strutts Park conservation area is positioned just north of the city centre, close to the Cathedral Quarter, Friar Gate and a full range of amenities in the city itself. Attractive Darley Park is also close by with pathways running into the city centre.

Accommodation

Entrance Hall

An entrance door provides access to a hallway (which is shared with one other apartment) with staircase to first floor. On the first floor there is a further door providing access to private staircase to upper floor.

Private Staircase

Providing access to upper floor.

Lounge/Bedroom with Kitchen off

17'1" x 12'7" (5.21 x 3.86)



Lounge/Bedroom Area

With electric heaters, storage cupboard, window to front and two double glazed Velux windows to side.



Kitchen Area

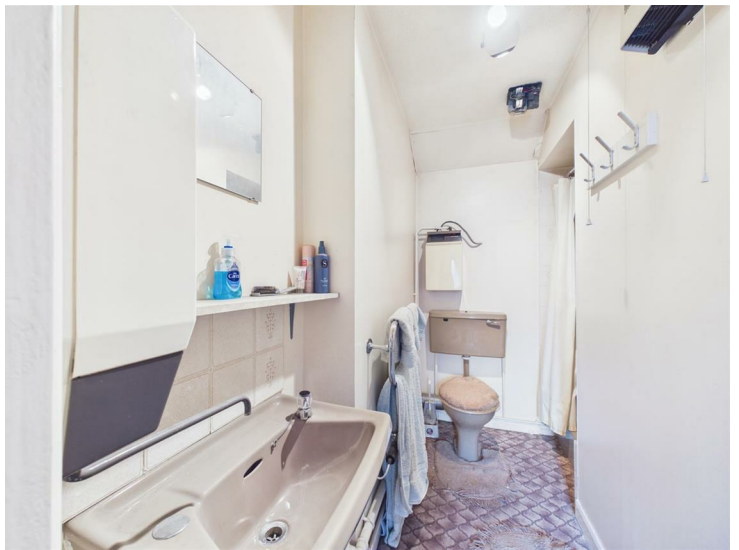
Comprising worktops with tiled surrounds, stainless steel sink unit, fitted base cupboards and drawers, appliance space suitable for electric cooker, washing machine and fridge.



Shower Room

7'10" x 3'0" (2.41 x 0.92)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle and electric towel rail.



Attic Room

Accessed via a ladder from the lounge/bedroom area.

Outside

The property is set within a shared courtyard.

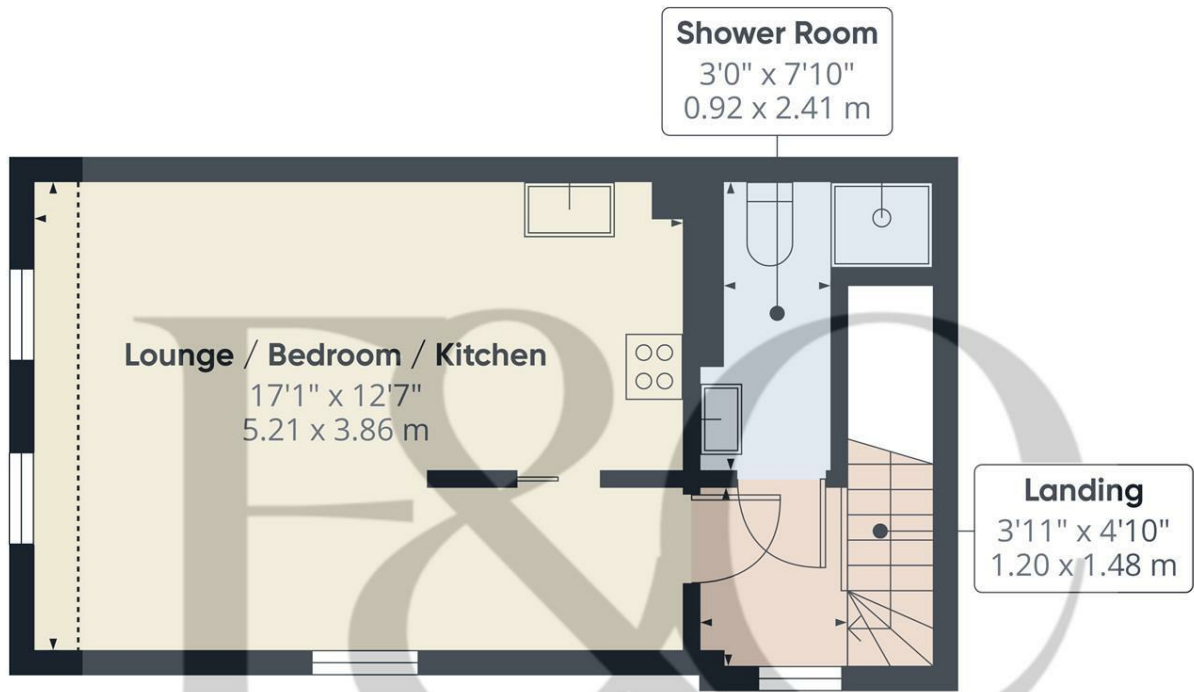


Tenure

Please note the property is leasehold with 956 years remaining.

The ground rent is a bi annual charge of £71.83 and the service charge is a bi annual charge of £849.65. Buildings insurance is an additional annual charge of £513.84.

Council Tax Band A



Approximate total area^m

268 ft²
25 m²

Reduced headroom

13 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Flat 10
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Derby
DE1 3BN

Council Tax Band: A
Tenure: Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	