







42 Cheal Close, Derby, DE72 2DY

£130,000

A well-presented two-bedroom ground-floor apartment situated on Cheal Close in Shardlow, forming part of the popular Cavendish Wharf Apartments development.

The property offers spacious and practical accommodation, including two double bedrooms, both benefiting from en-suite facilities, together with a generous open-plan kitchen/diner.

Further benefits include gas central heating throughout, contemporary wood-effect flooring to several areas, an intercom entry system and pleasant views towards the development's car park.

The layout lends itself well to first-time buyers, investors or those looking to downsize, with well-proportioned rooms and useful modern features throughout.

Entrance Hallway

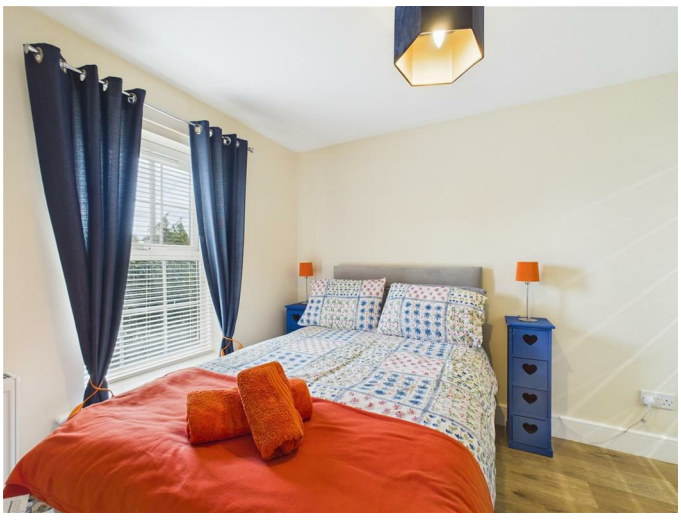
The property is entered into a welcoming hallway featuring wood-effect laminate flooring, a gas central heating radiator, wall-mounted thermostat and intercom telephone system, providing access through to the principal accommodation.

Kitchen / Diner



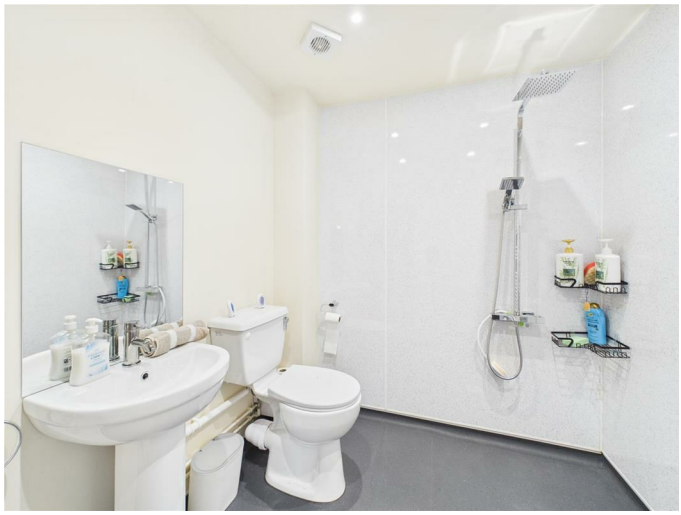
A spacious open-plan kitchen/diner offering a practical and versatile living space, with a combination of wood-effect laminate flooring and tile-effect lino. The fitted kitchen comprises a range of low and high-level cupboards, a four-ring Zanussi gas hob with complementary stainless-steel splashback and extractor fan over, together with a Zanussi low-level oven. There is also space for a washing machine and fridge freezer. Two front elevation windows provide plenty of natural light, while two gas central heating radiators and two pendant ceiling lights complete the room.

Bedroom One



A well-proportioned double bedroom featuring LVT wood-effect flooring, a front elevation window fitted with Venetian blinds, gas central heating radiator and pendant ceiling light

En-Suite Shower Room



Serving the first bedroom is a modern en-suite shower room with lino flooring and Aquaboard-style wall panelling. The suite comprises a pedestal wash hand basin with mirror above, WC, heated towel rail and a mixer shower incorporating an overhead rainfall shower together with a separate handheld attachment. Further features include ceiling spotlights and a sliding bathroom door.

Bedroom Two



The second bedroom is also a generous double room, offering ample space for wardrobes and additional drawer units. A window overlooking the car park is fitted with Venetian blinds, while further features include a gas central heating radiator and pendant ceiling light.

En-Suite Shower Room



Bedroom two also benefits from its own en-suite shower room, fitted with a shower cubicle incorporating a mains-fed mixer shower, pedestal wash hand basin and WC.

Outside & Parking



There is an allocated parking space for this property in the communal car park. The property also has communal lawned grounds and there is an open green field space with a child's play area.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

DISCLAIRMER

Property Particulars

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Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

REGULATORY INFORMATION

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Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

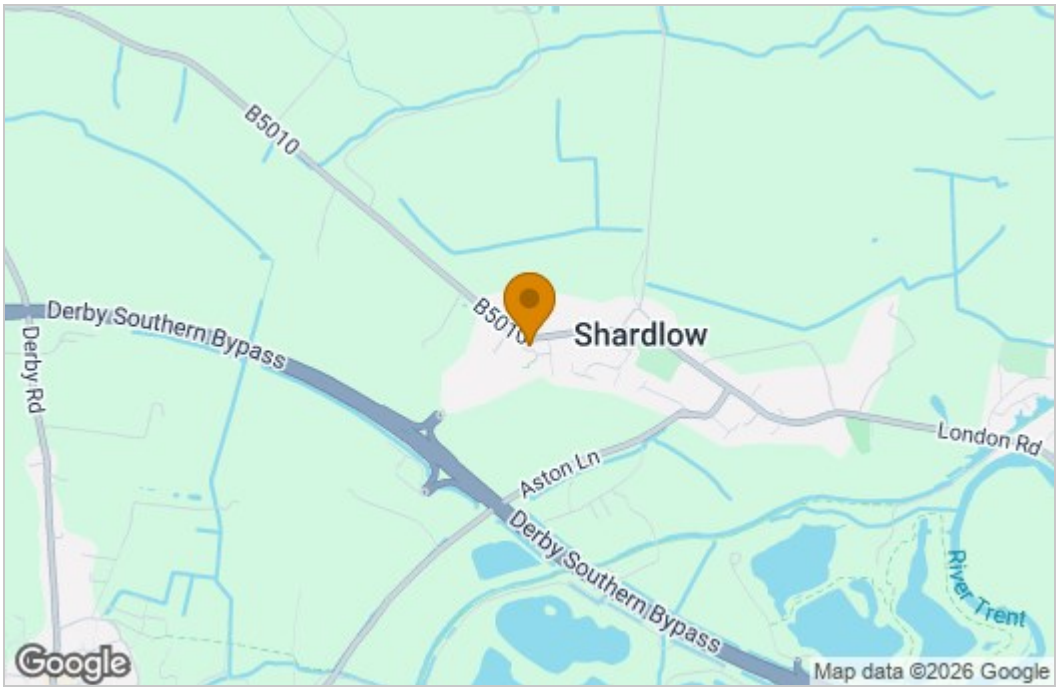
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With your permission we may obtain quotes from third parties in order to help the sales process. By law 'The Agent' must tell the client if 'The Agent' or any connected person intends to earn any commission from offering the client or a buyer other services. If 'The Agent' or any connected person earns money from any of these services 'The Agent' or connected person would keep the commission. The following services may be offered by 'The Agent' or connected persons; EPC provision, lettings inventory services, financial services, survey services and conveyancing.

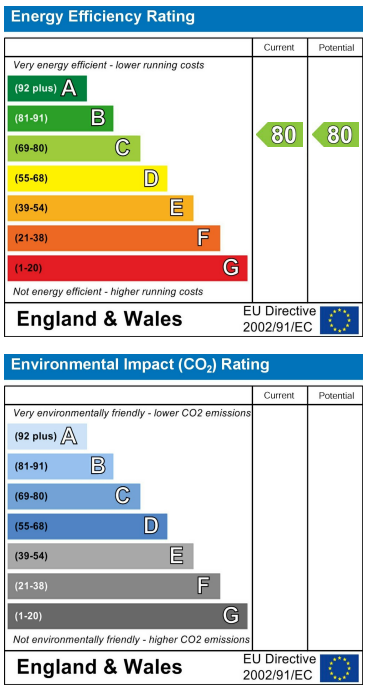
Floor Plan



Area Map



Energy Efficiency Graph



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