

Queen Street

Derby, DE1 3DE

John German



Flat 3, 53 Queen Street

Derby, DE1 3DE

Asking Price Of £60,000

An excellent opportunity for a buyer to let investor (tenant in situ at £575 PCM) or first time buyer to acquire a spacious one bedroom apartment in the heart of the popular Cathedral Quarter area of the city.

Entrance to the apartment is through a secure entrance door opening into a side entry which leads to a second secure entrance door opening into the entrance lobby. Stairs lead to the second floor where the front entrance door to a apartment 3 is clearly indicated.

The door opens into an entrance lobby with built-in storage cupboard and doors leading off to the double bedroom, bathroom and into the living room.

The main living area is a bright open room with plenty of space for living and dining with windows overlooking the cathedral to the front.

The kitchen area is tiled and fitted with a range of sleek modern base and eye level units with roll edge work surfaces, inset stainless steel sink unit, built-in oven with hob and extractor hood over, leaving space for appliances.

The spacious bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash basin and panelled bath with shower over.

The apartment is well located for all the facilities in the city as well as being close to the picturesque Darley Park and Cathedral Green. The location also offers easy access to the A38, A52 and A50 as well as access to the University campuses, The Royal Derby Hospital, Derby bus station, and train station.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 19th April 2012 for 125 years.

Ground rent £100 per annum. Service charge £1310 per annum.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: TBC

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Approximate total area⁽¹⁾
371 ft²
34.5 m²

(1) Excluding balconies and terraces

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

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Agents' Notes

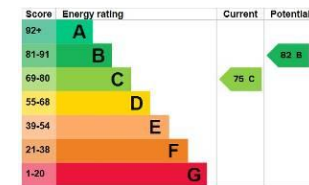
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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