Fletcher
& Company

10 Roman Court Caesar Street, Chester Green, Derby, DE1 3RG

Offers Around £130,000

Leasehold

- Highly Desirable Location
- First Floor Apartment
- Overlooking Open Green Space
- Secure Communal Entrance Hall
- Private Spacious Hallway
- Open Plan Living Space & Kitchen
- Two Double Bedrooms & Two Bathrooms
- Communal Grounds
- Secure Gated Entrance
- Allocated Car Parking Space plus Visitor Parking

Summary

This is a superbly positioned, first floor, two double bedroom apartment occupying a desirable location in Chester Green. This particular apartment is tucked away at the back of the complex and is set within a secure gated, communal, outdoor space and benefits from an allocated parking space plus visitor spaces.

The apartment is accessed via a secure communal hall positioned on the first floor and is double glazed and central heated. Sold with the benefit of no upper chain the accommodation comprises entrance hall, spacious dual aspect open plan living space with lounge/dining area featuring a stylish fireplace and double glazed French doors with Juliet balcony and kitchen area with granite topped work surfaces and some built-in appliances. There is a bedroom with en-suite shower room, a further double bedroom and a bathroom.

The Location

Chester Green is highly desirable and noted for its attractive open green space, surrounded by a footpath, mature trees and incorporating a children's play area. Chester Green is a short distance from both beautiful Darley Park offering some delightful walks and amenities at Darley Abbey Mills. There is also a footpath into central Derby which offers a full range of services including restaurants, shops, cinema, shopping centre, train station and bus station.

Accommodation

Communal Entrance Hall

A secure communal entrance hall with staircase to first floor.

Spacious Hallway

18'4" x 3'3" (5.60 x 1.01)

Having a central heating radiator and useful storage cupboard housing the gas fired boiler.

Open Plan Living Space

20'10" x 16'4" (6.36 x 5.00)

Lounge/Dining Area

With recessed fire, two central heating radiators, TV aerial point, telephone jack point, recessed ceiling spotlighting and double glazed doors with Juliet balcony overlooking courtyard.

Kitchen Area

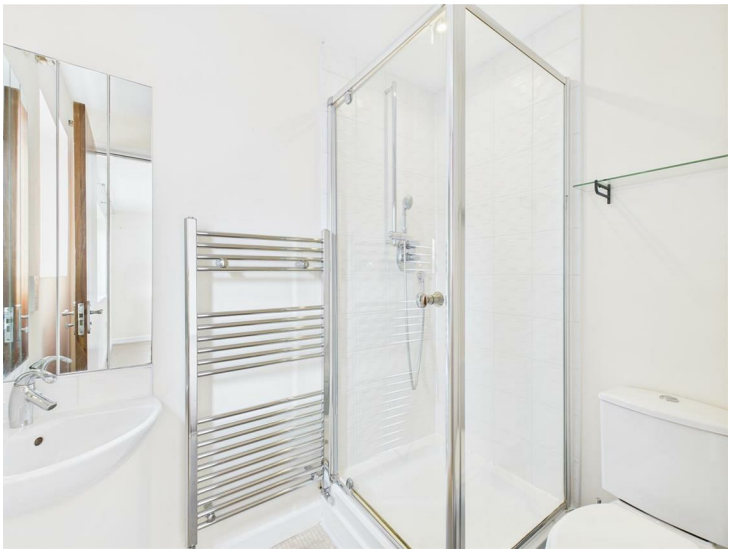
Comprising L-shaped granite worktop with matching upstands, inset one and a quarter stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, integrated washing machine and fridge freezer, recessed ceiling spotlighting and double glazed window to rear offering a pleasant backdrop over mature trees.

Bedroom One

13'3" x 8'6" (4.06 x 2.60)

With central heating radiator, TV aerial point, recessed ceiling spotlighting and double glazed window to front.

En-Suite Shower Room
6'2" x 4'7" (1.88 x 1.42)
Appointed with a low flush WC, corner wash handbasin, shower cubicle, chrome towel radiator and double glazed window to front.



Bedroom Two
11'10" x 7'11" (3.63 x 2.43)
Having a central heating radiator, recessed ceiling spotlighting and double glazed window to rear.

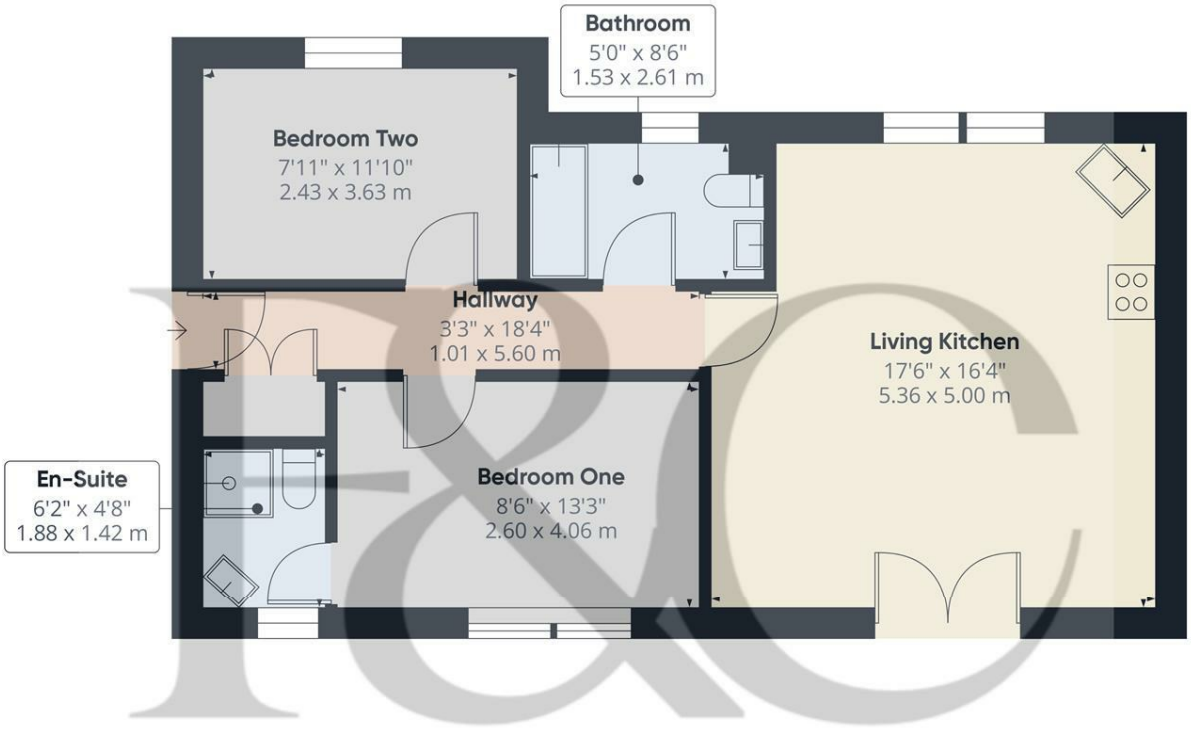
Bathroom
8'6" x 5'0" (2.61 x 1.53)
Appointed with a white suite comprising low flush WC, vanity unit with wash handbasin, panelled bath with shower attachment, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.

Outside
The property is set within a quiet gated community with electric gates and further secure pedestrian gate leading to a central courtyard/parking area with number 10 having an allocated parking space. There are also visitor spaces available. The communal grounds have flower beds/borders with plants and shrubs. To the rear elevation of apartment 10 there is a particular pleasant outlook over neighbouring green space and mature trees.

Council Tax Band C

Tenure
The annual service charge for the apartment is £1245.00. This is payable in March, April & May (which equates to £415.00 each third)
There is a 125 year lease which commenced 04/2007.

Buyers are recommended to get these details checked by their solicitor before proceeding with the purchase.



Approximate total area(1)

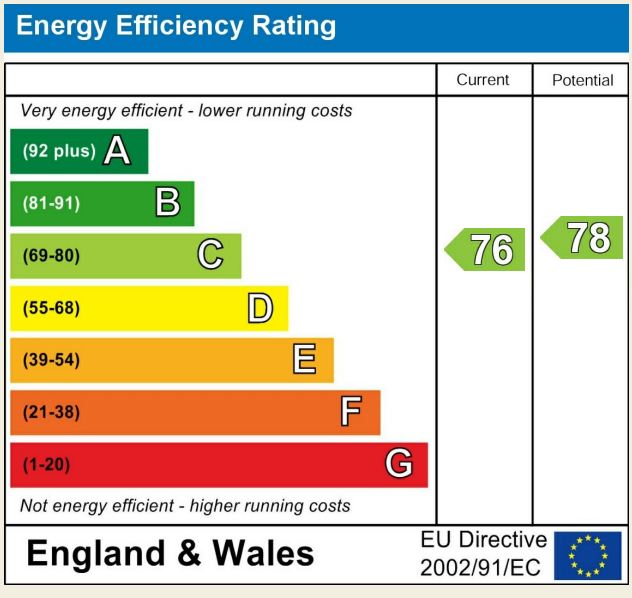
627 ft²

58.2 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.

GIRAFFE360



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

10 Roman Court Caesar Street
Chester Green
Derby
DE1 3RG

Council Tax Band: C
Tenure: Leasehold