



## 18 The School Yard, Edward Street, Derby, DE1 3BL

**£165,000**



The School Yard is wonderfully positioned for ease of access into the city centre, riverside cycle path and Darley Park. This impressive top floor apartment offers two double bedrooms with two en suites, an open plan living dining kitchen and garage.



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## DIRECTIONS

Approaching the city centre on Duffield Road, continue through the Five Lamps area taking the final left turning into Edward Street, the apartment development will be found on the right just before the junction with Darley Lane.

The gas centrally heated and double glazed accommodation comprises a split-level entrance hallway with utility cupboard, large open plan living dining kitchen with integrated appliances, two double bedrooms, the main with private en-suite and built-in wardrobes, the second with en-suite with shared access from the hallway.

Externally, the secure enclosed development has an inner courtyard with access to a large garage providing a secure car parking facility, there is also street parking available for residents only.

The apartment development is located off Duffield Road adjoining the city centre close to the Riverside cycle path, beautiful Darley park with cafe and vibrant city centre.

An ideal city base for the professional or buy to let investment.

## ACCOMMODATION

### THIRD/TOP FLOOR

#### ENTRANCE HALLWAY

Main front door, inset floor mat, shoe storage and coat hanging space, steps up to landing area, providing access to all principle rooms, radiator.

#### BEDROOM ONE

10' x 10'1" (3.05m x 3.07m)

With twin fitted wardrobes, double glazed window overlooking the inner courtyard, radiator.

#### EN-SUITE

7'1" x 4'3" (2.16m x 1.30m)

Appointed with a double width shower cubicle and mains shower, tiled walls and sliding glazed screen door, wash basin and WC, tiled floor, towel radiator and extractor fan.

#### BEDROOM TWO

11' x 8'3" (3.35m x 2.51m)

A second generous bedroom with en suite access, double glazed window, radiator. Door into:

## BATHROOM

6'5" x 5'8" (1.96m x 1.73m)

Appointed with white three piece suite comprising a panelled bath with shower over, tiled walls and glazed screen, a wash basin and WC are concealed within vanity unit providing storage, double glazed window, towel radiator and extractor fan.

## UTILITY CUPBOARD

With plumbing and space for a washing machine, work surface and providing a useful store area.

## OPEN PLAN LIVING DINING ROOM

### LIVING AREA

13'11" x 11'6" (4.24m x 3.51m)

Featuring a Juliet balcony with an aspect over the inner courtyard, media connections, ample space for sofas etc, radiator.

### KITCHEN DINING AREA

12'5" x 11'7" (3.78m x 3.53m)

With ample space for a dining table and chairs, smartly appointed with a range of wall

and base units, matching cupboard and drawer fronts, laminate work surfaces, electric oven, gas hob and extractor fan over, integrated dishwasher, fridge and freezer, additional deep pantry cupboard, tiled floor, wide glass block window, ceiling spotlights and radiator.

## OUTSIDE

Externally, the secure enclosed development has an inner courtyard with access to a large garage providing a secure car parking facility, there is also street parking available for residents only.

## GARAGE

19' x 8'9" (5.79m x 2.67m)

(Second left from front door or apartment building) A large garage with power and light.

## LEASE DETAILS

The service charge & ground rent is £103.30 per month.

The lease is for 999 years which commenced 31 March 2005.



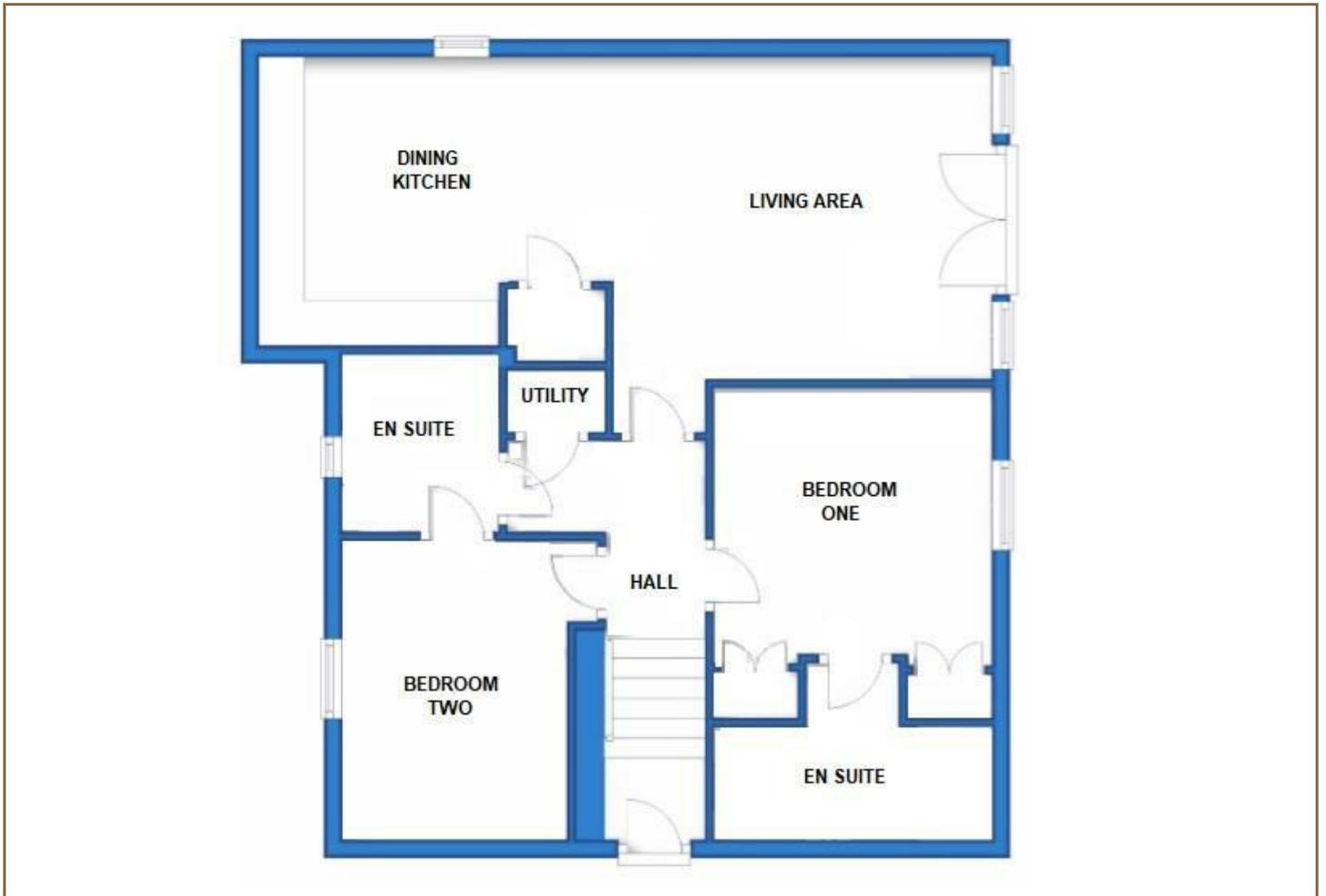




## Road Map



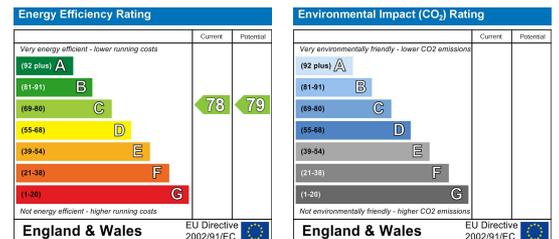
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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