



## 2 Millers Court, Edward Street, Derby, DE1 3BN

**£84,950**



Benefitting from a private entrance within a small courtyard close to the city centre is this smartly presented one bedroom ground floor apartment offered for sale with immediate vacant possession and no chain. An ideal buy to let or first time buy.



# 2 Millers Court, Edward Street, Derby, DE1 3BN

£84,950



The generous and freshly decorated accommodation comprises, entrance hallway with useful cupboard, large lounge, modern fitted kitchen with oven, hob, washing machine and fridge, double bedroom with built in wardrobe and bathroom with shower over bath.

Externally there is a small gated courtyard and street parking requiring a local residents permit.

The city centre is a short distance away and there are many useful local shopping and convenience amenities along with the beautiful Darley park.

## ACCOMMODATION

### ENTRANCE HALLWAY

Entering the property beneath a covered storm porch and through a timber and glazed front door into a formal hallway with vinyl flooring and built in store cupboard.

### LIVING ROOM

13'5" x 11'9" (4.09m x 3.58m)

A generous room with vinyl flooring covering, painted beams, window, media connections and electric heater.

### KITCHEN

11'9" x 5'8" (3.58m x 1.73m)

Well fitted with an impressive range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces,

stainless steel sink and drainer, electric oven and hob, extractor fan, washing machine and an integrated fridge with ice box, window looking into courtyard, electric heater.

### BEDROOM

10'7" x 9'7" (3.23m x 2.92m)

A comfortable double bedroom with built in wardrobes, window and electric heater.

### BATHROOM

5'9" x 5'6" (1.75m x 1.68m)

Smartly appointed with a white three piece suite comprising a panelled bath with electric shower over and screen, wash basin and WC, window, chrome towel rail and attractively tiled walls.

### OUTSIDE

Externally there is a small gated courtyard and street parking requiring a local residents permit.

### PLEASE NOTE

Marketing photographs were taken prior to the last tenancy which has now ended.

### LEASEHOLD

The ground rent is £80 p.a.

The buildings insurance is 900.p.a

Service charge is £1,700 p.a.

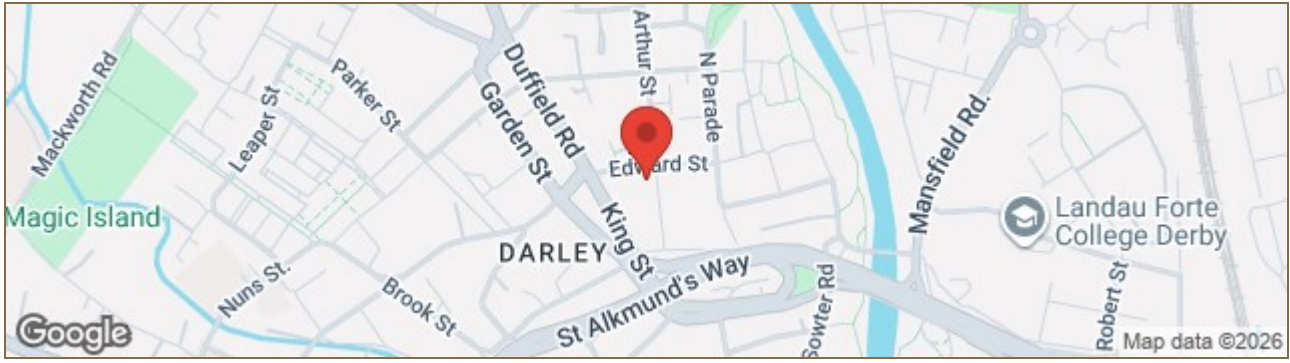
These are all normally charged in 6 monthly blocks of payment.

The last half yearly service charge in advance was £849.65.

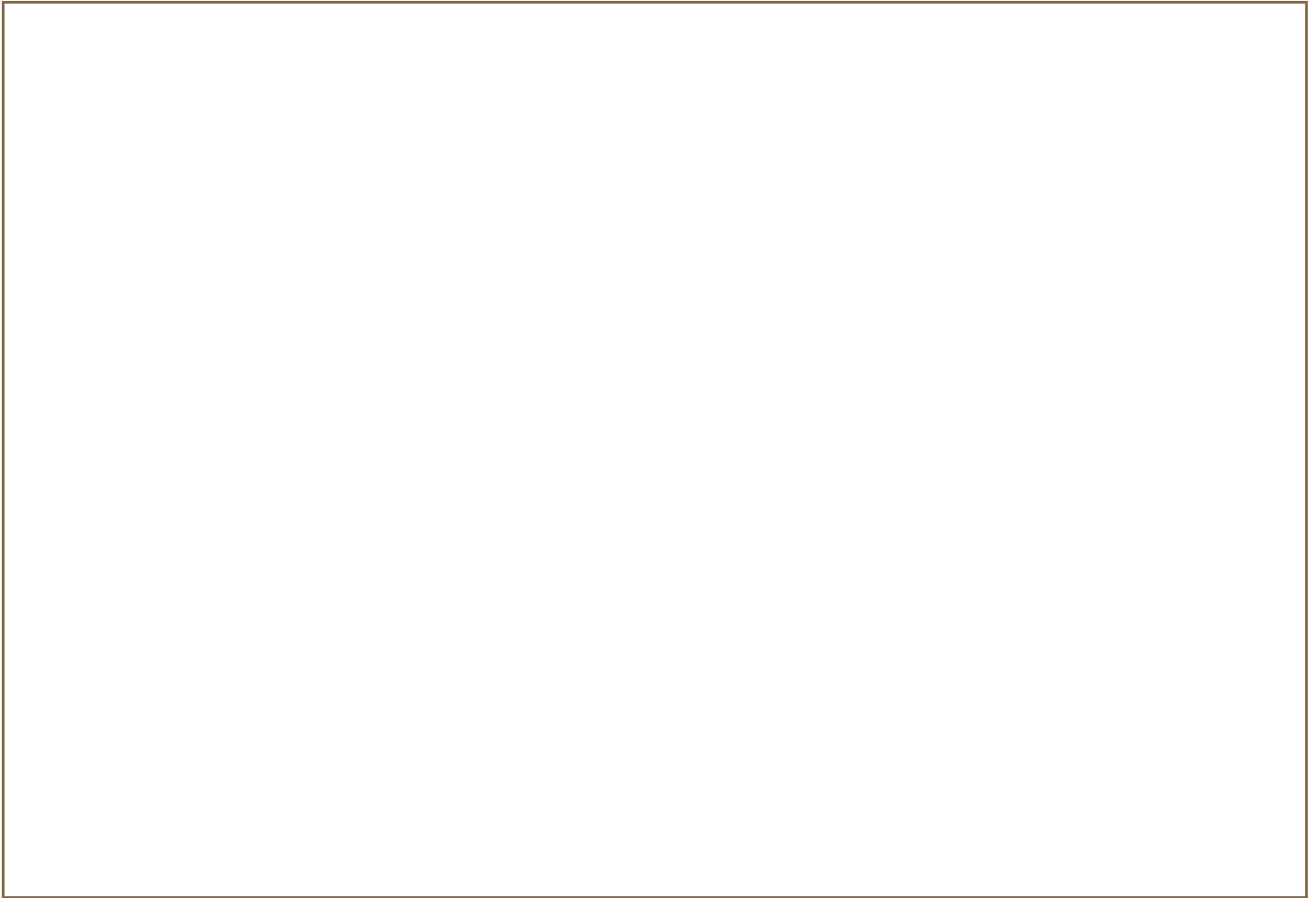
The length of the lease is 999 years from 1988.



## Road Map



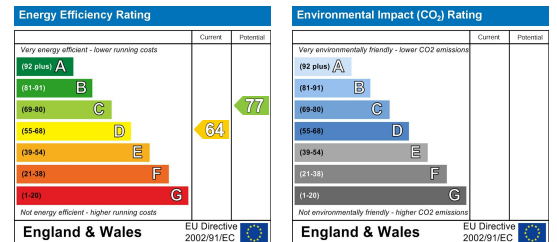
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk