



15 Magnus Court, Chester Green, Derby, DE21 4TQ

OIRO £110,000



Key Features

- 2 Bedroom Apartment
- First Floor
- Separate Fitted Kitchen
- Generous Living/Dining Room
- Juliet Balcony to Lounge
- Near Darley Park & River Derwent
- EPC rating C
- Leasehold





This well-presented two-bedroom first-floor apartment is situated within Magnus Court in the popular Chester Green area of Derby, combining a convenient location with bright, comfortable accommodation and the added benefit of allocated parking.

A welcoming entrance hallway provides access to all of the accommodation. The real heart of the apartment is the generous living/dining room, offering plenty of space for both relaxing and dining. French doors with a Juliet balcony bring in plenty of natural light and add to the bright and airy feel of the room.

The separate kitchen is fitted with an attractive range of shaker-style units complemented by work surfaces, with an integrated oven, gas hob and extractor hood, together with space for further appliances.

There are two bedrooms, including a good-sized main double bedroom and a second bedroom which is currently arranged as a home office, demonstrating its flexibility as a guest room, study or additional bedroom. Completing the accommodation is a modern bathroom

fitted with a white suite and shower over the bath.

Outside, the property benefits from an allocated parking space within the residents' car park.

Magnus Court is well positioned in Chester Green, a popular and established area within easy reach of Derby city centre. Darley Park and the River Derwent are also nearby, while a range of local amenities and transport links make the location particularly convenient for professionals, first-time buyers and those looking for easy access into the city.

Hallway 3.61m x 2.31m (11'10" x 7'7")

A welcoming central hallway providing access to the living accommodation, both bedrooms and bathroom, with useful storage.

Living Room 5.23m x 4.44m (17'2" x 14'7")

A generous and well-presented reception room providing ample space for both lounge and dining furniture. French doors allow plenty of natural light into the room and open to a Juliet balcony.



Kitchen 2.77m x 2.57m (9'1" x 8'5")

Fitted with an attractive range of shaker-style wall and base units with complementary work surfaces. There is an integrated oven, gas hob with stainless-steel splashback and extractor hood, sink and drainer, together with space and plumbing for additional appliances.

Bedroom One 4.22m x 2.51m (13'10" x 8'2")

A good-sized double bedroom with a window providing natural light and space for a range of freestanding bedroom furniture.

Bedroom Two 2.62m x 2.29m (8'7" x 7'6")

A useful second bedroom, currently arranged as a home office, with a window providing natural light. Equally suited to use as a guest bedroom, nursery or study.

Bathroom 2.67m x 1.57m (8'10" x 5'2")

Fitted with a white suite comprising a bath with shower over and screen, wash hand basin and WC, with complementary tiled surrounds.

Lease Information

Service Charge: £1419.88 per annum

Ground Rent: £150.00 per annum

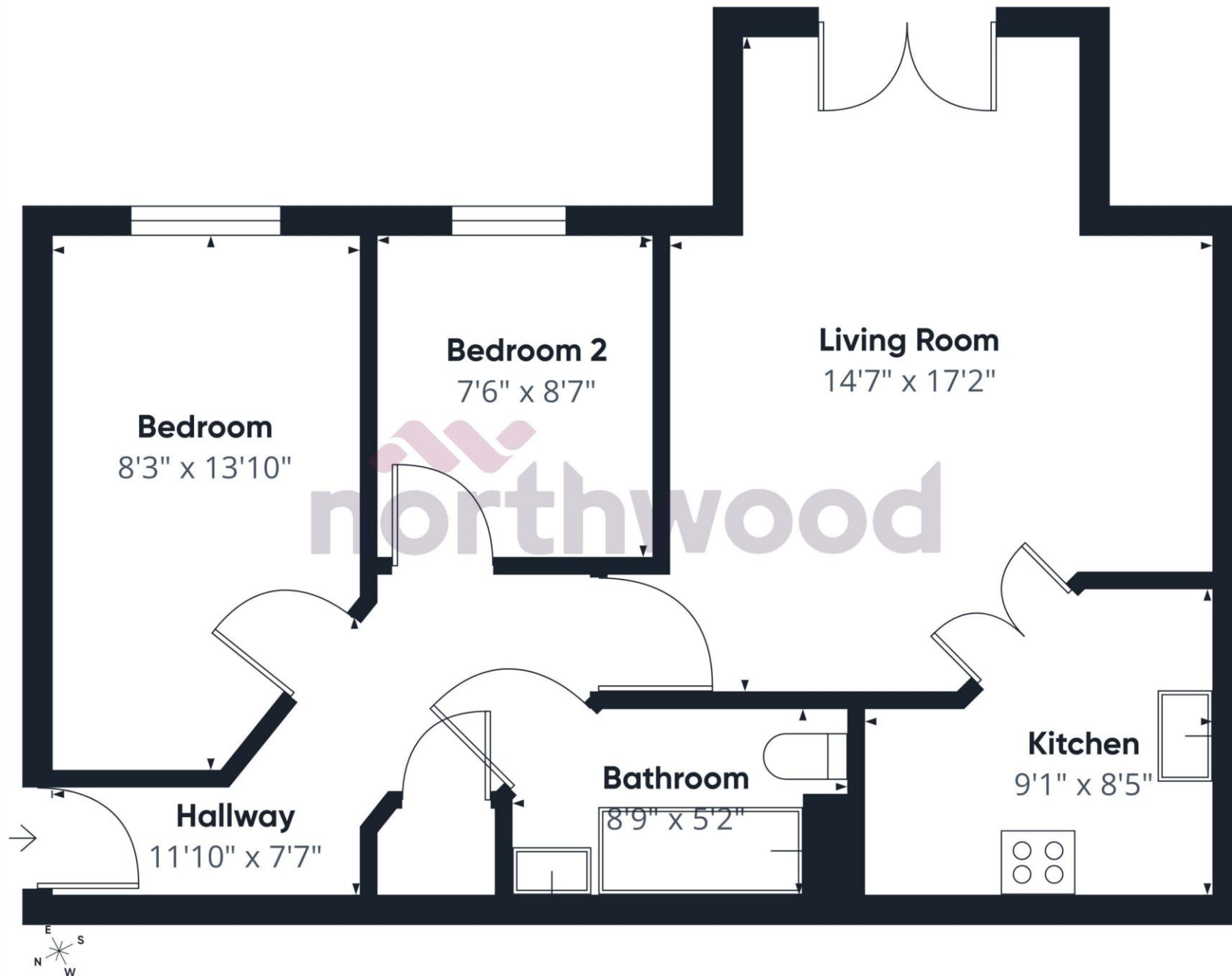
Lease Length: 106 years



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Approximate total area⁽¹⁾
574 ft²

(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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