



**MELBOURNE**  
Sales & Lets

Chapel Street, Derby, DE73 8EH  
Open To Offers £199,950

## 24b Chapel Street, Melbourne, Derby, DE73 8EH

RESIDENTIAL OR READY-MADE INVESTMENT PURCHASE!

Ideally located in the centre of Melbourne, this first and second floor apartment/maisonette benefits from spacious living accommodation, modern features throughout, off-road parking and a garage — which is rare for this location! TWO OFF-ROAD PARKING SPACES!

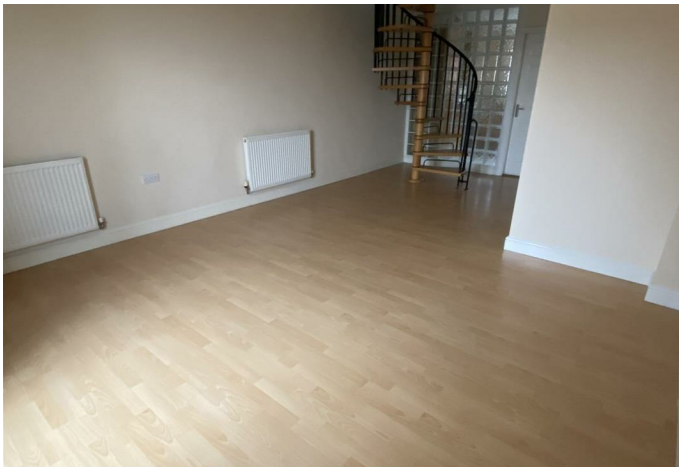
Entering the building, the property is accessed via a communal entrance with stairs leading up to the apartment. You walk directly into the lounge/diner, which provides access to the well-equipped kitchen. A spiral staircase leads from the lounge/diner up to a landing, where there are two double bedrooms and a three-piece bathroom, which also includes a shower over the bath.

The property is currently let to a professional tenant, producing an income of £800.00 PCM (£9,600 PA).

Ground Rent: TBC

Service Charge: £15.00 PCM (£180.00 PA)

Call us for more information. Not to be missed!



### Room Dimensions

Lounge 21' 6" x 12' 11" ( 6.55m x 3.94m )

Kitchen 9' 7" x 9' 1" ( 2.92m x 2.77m )

Bedroom One (rear) 13' 10" x 12' 11" ( 4.22m x 3.94m )

Three piece bathroom with shower above the bath.

Bedroom 2 (front) 12' 11" x 9' 7" ( 3.94m x 2.92m )

Garage 16' x 8' 5" ( 4.88m x 2.57m )

### Tenure

The property is to be sold with a brand new lease. Which be created during the conveyance period.

Service Charge : £15.00 PCM (£180.00 PA)

Ground Rent : TBC

### Council Tax Band

South Derbyshire

Council Tax Band : C

### Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

### Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

### Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

### Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

### Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

### General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

### Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

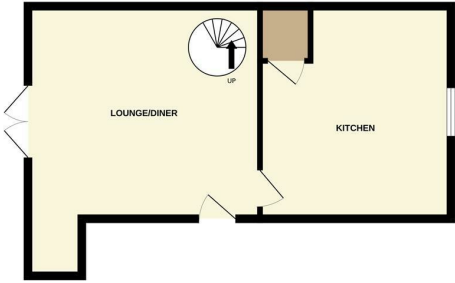
Saturday 10am - 3:30pm.



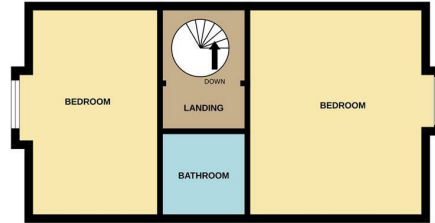
www.aurora.uk.net  
03450 099 099



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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