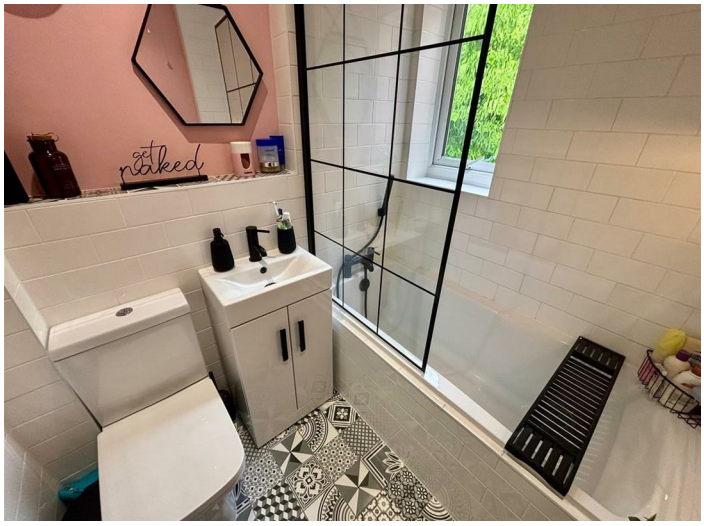
2 Bed Apartment

Offers over £125,000

Devonshire Court, Devonshire Drive, Mickleover, Derby, DE3 9EZ



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Arguably the best example of its type. A delightful first floor apartment situated within private grounds of only eight dwellings close to shops and amenities with car parking to rear and well tended gardens. Ideal for the first time buyer, retired couple looking for a bolt hole or investor, this smart and stylish property has been the subject of a comprehensive upgrade by the current owner to offer tastefully decorated high specification accommodation which must be viewed to be appreciated. Gas centrally heated and UPVC double glazed throughout, the property briefly comprises; entrance porch, reception hall, lounge / dining room, well equipped kitchen boasting a range of integrated appliances, two bedrooms and modern bathroom with three piece suite. The property is sold leasehold with 105 years remaining. Council tax band A. Energy rating C. OFFERED FOR SALE WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

Porch / Utility

Having UPVC opaque double glazed entrance door, utility area having space and plumbing for automatic washing machine. The utility area has been refitted with storage cupboards together with a laminated rolled edge working surface. A timber and glazed door leads to the:-

Reception Hall

'L' shaped and having radiator, ceiling LED downlighters and access to roof space.

Lounge/Dining Room 12' x 11'8 (3.66m x 3.56m)

Having television and media connection points, double radiator, coving to ceiling, ceiling LED down lighters and two UPVC double glazed windows to front aspect.

Refitted Kitchen 8'3 x 6'10 (2.51m x 2.08m)

Having a full range of fitted shaker style wall, base and drawer units, woodgrain effect laminated rolled edge working surfaces, complimentary ceramic tiled splashbacks with contrasting floor. The kitchen boasts a range of integrated appliances to include; inset black glass four ring induction hob together with electric fan assisted oven and grill, canopy extractor hood with down lighter, slimline dishwasher, fridge freezer and waste bin, concealed gas boiler (installed in 2025 and having a 10 year

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warranty) providing instant domestic hot water and gas central heating, inset granite composite sink top with vegetable preparation bowl, side drainer, hot and cold mixer tap, ceiling LED down lighters and UPVC double glazed window.

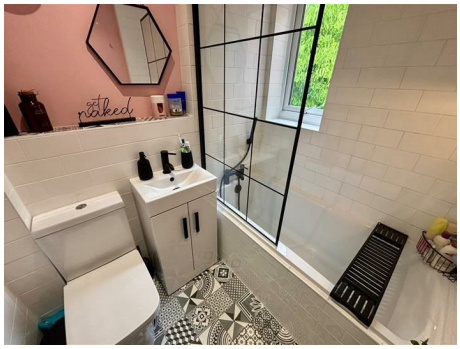
Bedroom One 11'11 x 9'8 (3.63m x 2.95m)

Having ceiling LED down lighters, built in bedroom furniture, media connection point, double radiator, coving to ceiling and UPVC double glazed window.

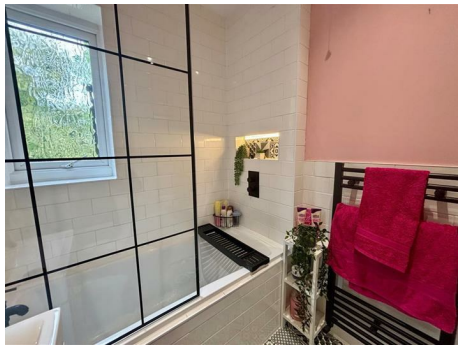
Bedroom Two 9'3 x 5'10 plus deep door recess (2.82m x 1.78m plus deep door recess)

Having built in bedroom furniture, coving to ceiling, double radiator, ceiling LED down lighters and UPVC double glazed window to rear aspect (offering delightful views over parkland to rear).

Bathroom



Having refitted white three piece suite comprising; low centre flush wc, wash hand basin and vanity unit and panelled bath with feature drench shower over together with handheld attachment, complimentary ceramic tiled splashbacks with contrasting ceramic tiled floor, powder coated heated towel rail, ceiling LED down lighters, coving to ceiling and UPVC opaque double glazed window to rear aspect.



Outside

The property occupies a delightful private position of only eight apartments, in this popular locality and is set within well tended mature grounds with car parking to rear.

Lease Information

The property is available on a 150 year lease from 1981 with 88 years remaining. There is an bi annual maintenance charge of £716.88 plus £15.00 service charge.

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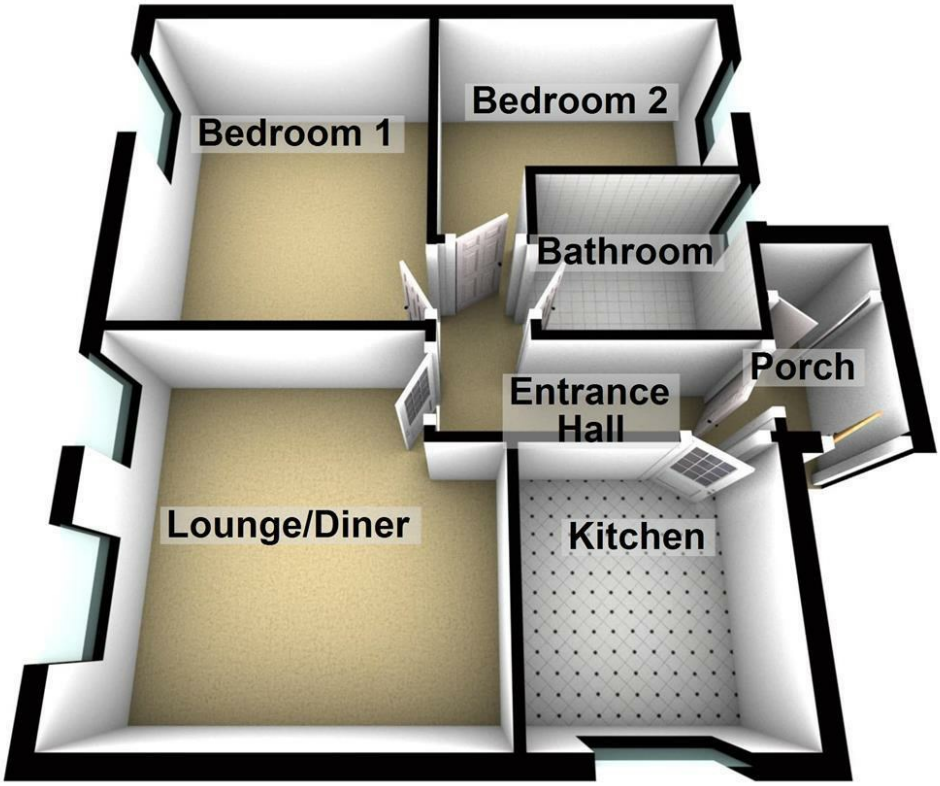
Ground Floor



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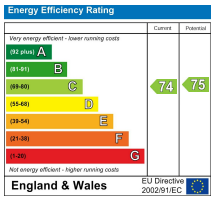

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