





**\*\* CLOSE TO DERBY CITY CENTRE\*\***  
**\*\*\*\* THIRD FLOOR APARTMENT \*\*\*\***  
**SECURE ACCESS WITH LIFT \*\*\*\***

This a great opportunity to purchase a two bedroom apartment overlooking the city in a no through position. In brief the property offers a hall, open plan living with a fitted kitchen, living and dining area with Juliette balcony, two double bedrooms and a re-fitted bathroom. Allocated parking space.



## COMMUNAL ACCESS

Secure access into the reception with stairs and a lift to all floors.

## HALL

Entrance door into the hall with storage cupboard and doors to -

## OPEN PLAN LIVING

The kitchen area offers fitted units, work surfaces, breakfast bar and a sink and drainer unit. Electric oven and hob with extractor hood, space for a fridge freezer and plumbing and space for a washing machine. Lounge diner with an electric heater and upvc double glazed double doors onto the Juliette balcony.

## BEDROOM 1

Upvc double glazed window and electric heater.

## BEDROOM 2

Upvc double glazed window and electric heater.

## BATHROOM

Panel enclosed bath with a shower over, wash hand basin, low flush wc.

## ALLOCATED PARKING

ONE SPACE IS LOCATED AND MARKED.

## LEASE DETAILS

Our client has informed us that they have extended the lease to 178 years







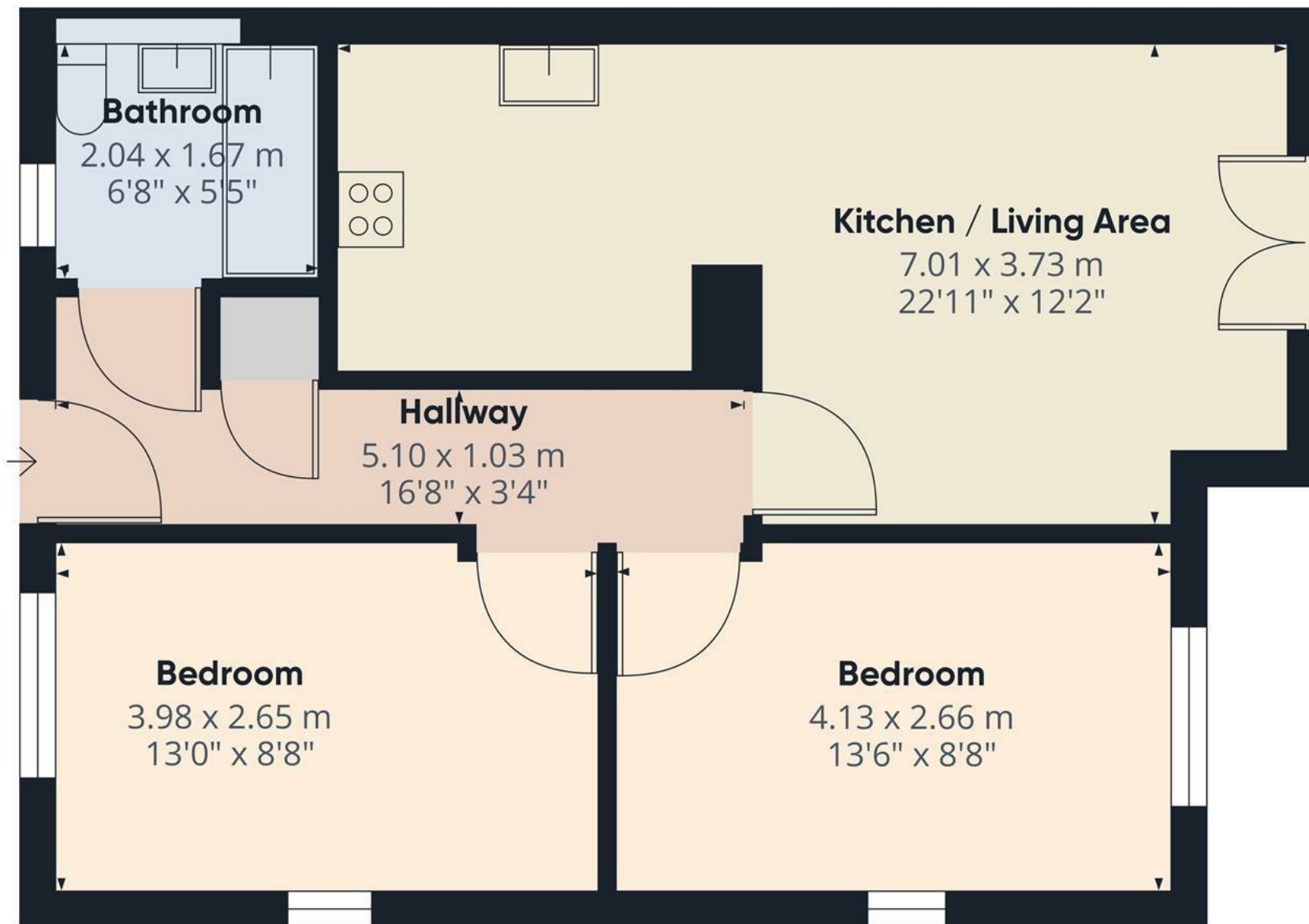












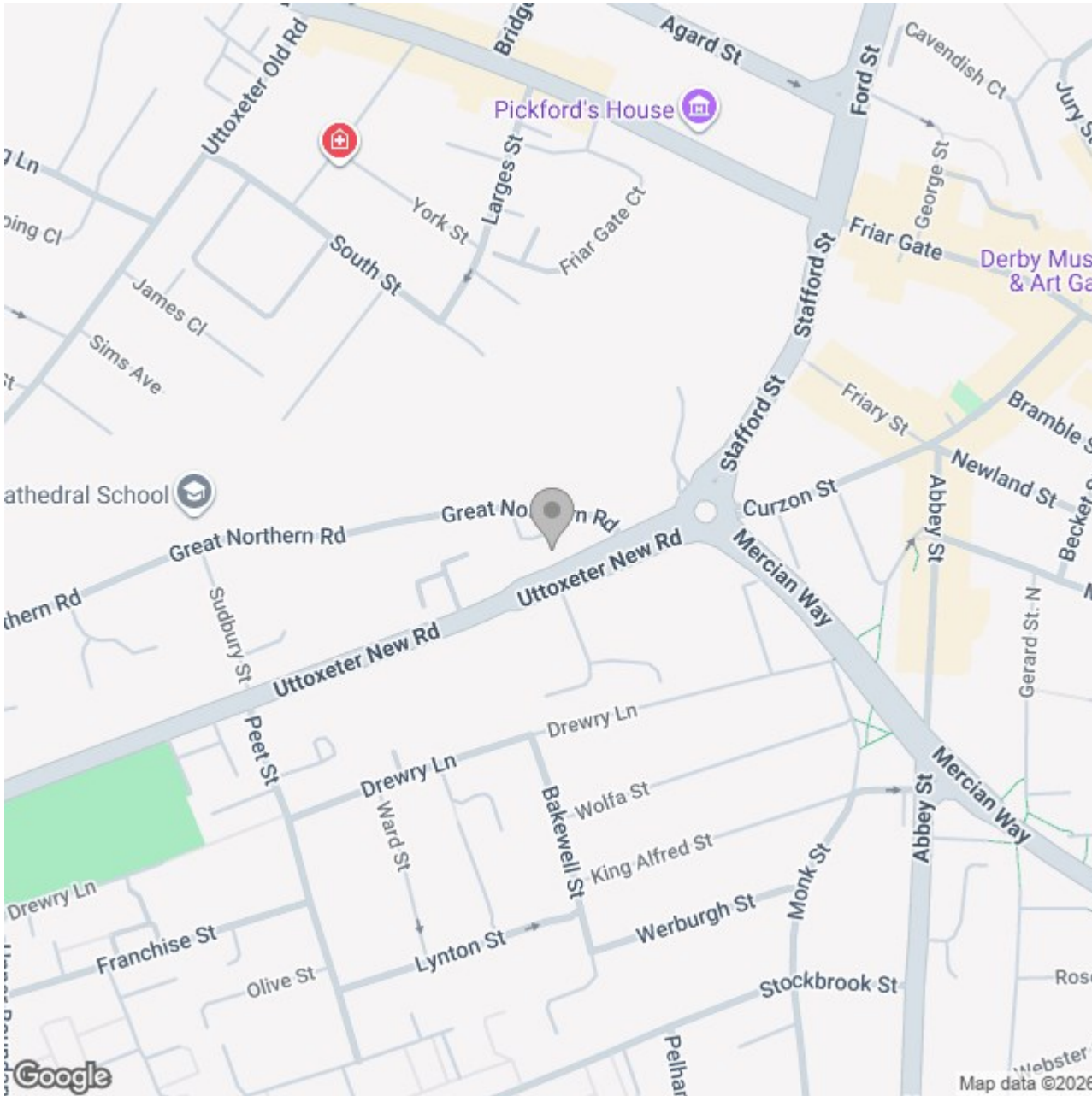
Approximate total area<sup>(1)</sup>  
54.02 m<sup>2</sup>  
581.51 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	