ABODE
SALES & LETTINGS

Great Northern Point, Great Northern Road, Derbyshire, DE1 1LZ

Offers Over £116,000

https://www.abodemidlands.co.uk/

** 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.

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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, breakfsat 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

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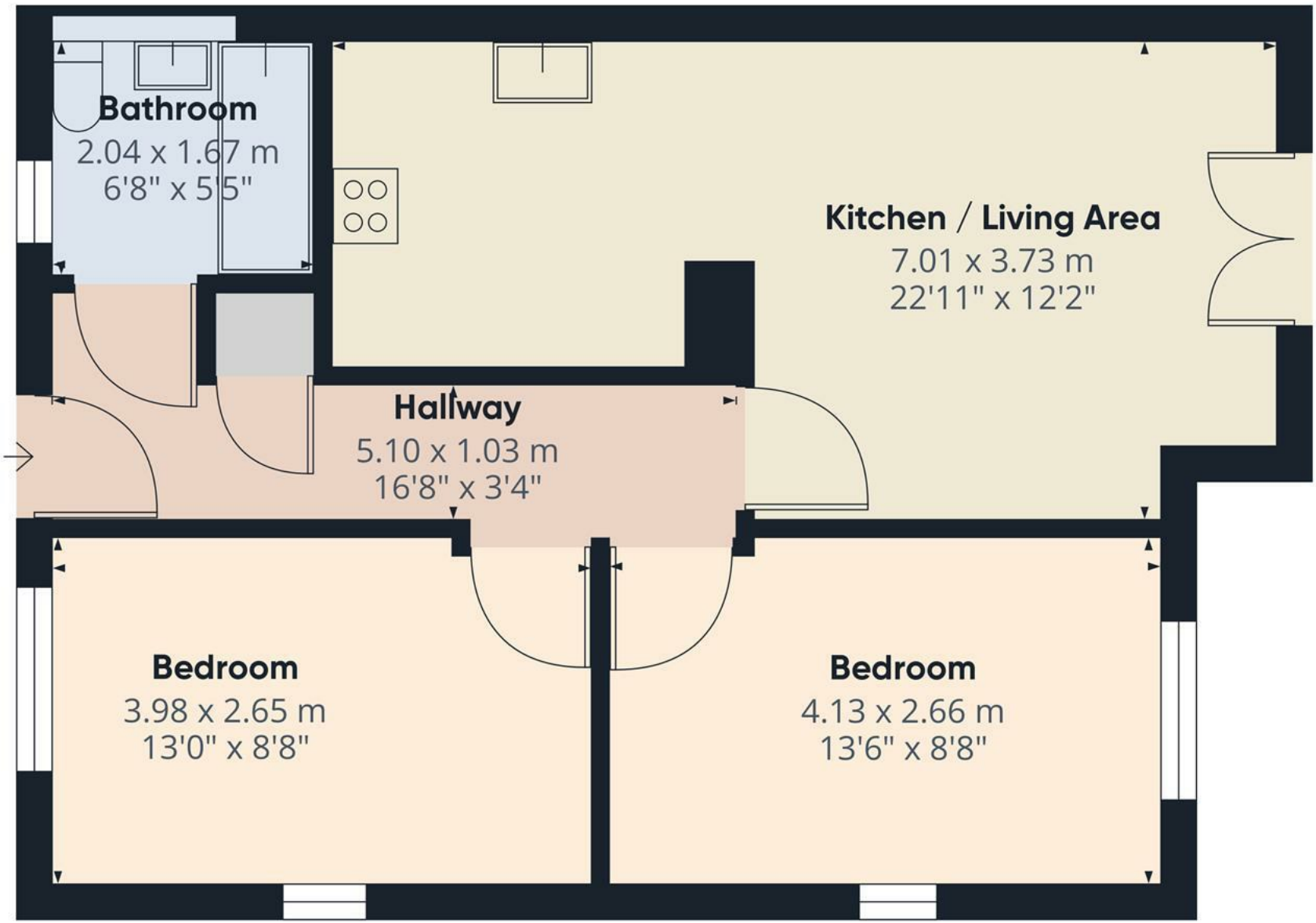

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Approximate total area(1)

54.02 m²

581.51 ft²

(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.

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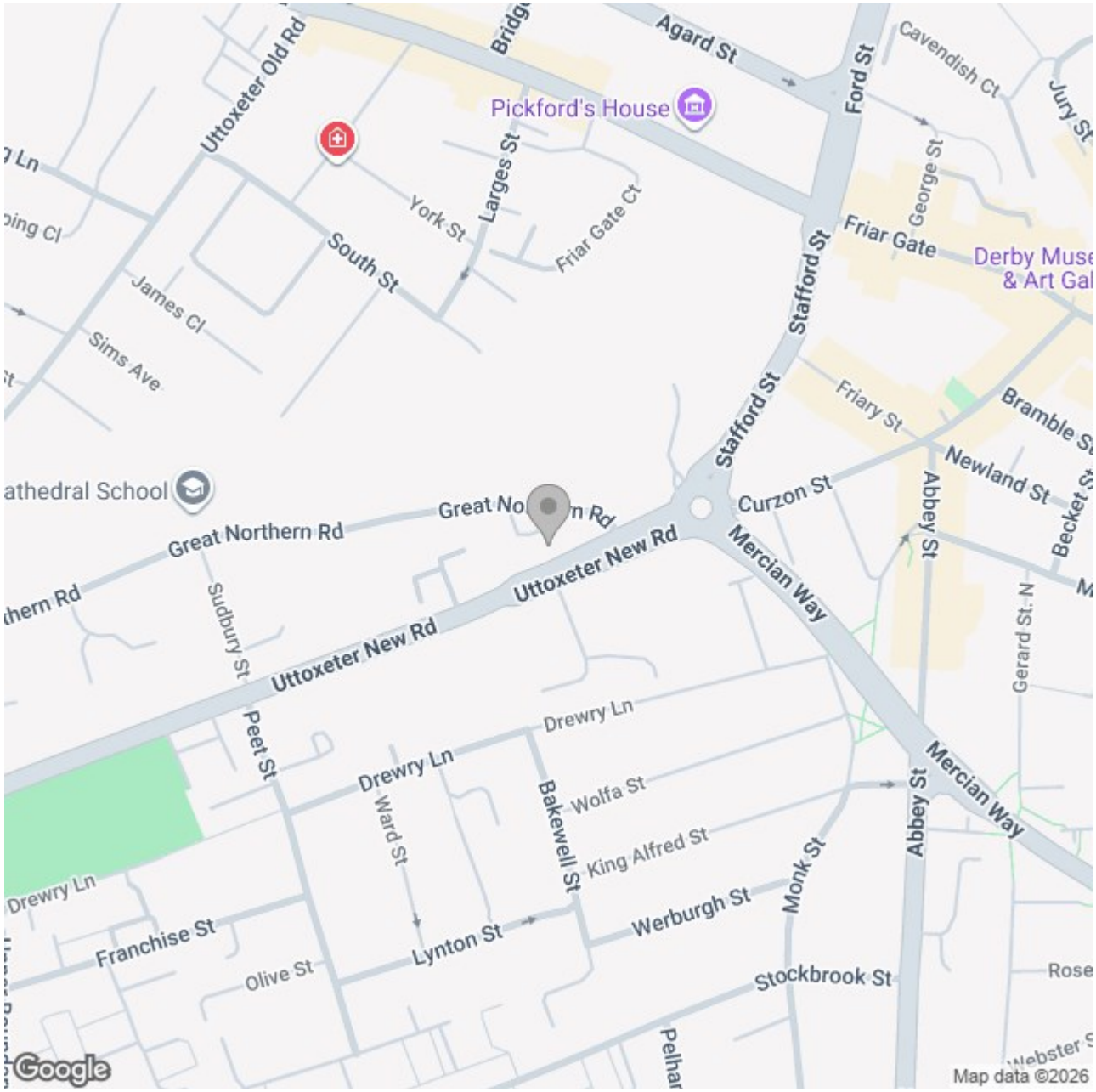

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.