

Manchester Street

Derby, DE22 3AU

John 
German



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Offers Over £100,000

A well appointed one bedroom second floor apartment, with allocated parking, enjoying a highly convenient location within the Ashbourne Road area - close to the city centre.

Enjoying this elevated position with unrivalled views this well presented one bedroom, modern flat offers easy to manage living accommodation and benefits from UPVC double glazing and electric panel heaters. An internal inspection will reveal the up to date accommodation which briefly comprises, reception hallway with intercom system, open plan living/dining area and fitted kitchen. A double bedroom with wardrobes and a well appointed newly refurbished shower room. Outside is allocated parking.

The Maltings development occupies this popular location off Ashbourne Road and is located within easy access of Derby City centre, Derby University and the Royal Derby Hospital. The property itself is located within easy walking distance to a range of upmarket restaurants and bars located in Friar Gate and Cathedral Quarter. There are a range of major retail outlets available in the Derby shopping centre and smaller independent shops, boutiques and cafés around the Market Place, Sadler Gate and Iron Gate areas of Derby.

There are leisure facilities available at Queen Street Leisure Centre. There is also easy access to the railway and bus stations and Markeaton Park is located a short walk away which offers a good range of outdoor activities. The apartment is well located close to both the A38 giving access through to the A50 and M1 motorway and major motorway network.

With two very useful storage cupboards, wood grain effect flooring, intercom handset, wall mounted electric panel heater. Doorway leads to the lounge having an electric panel heater, two UPVC double glazed windows to the front with pleasant aspect.

The kitchen is fitted with a range of modern base, wall and drawer units having matching cupboard fronts, roll edge granite effect laminated preparation surfaces with 1 1/2 basin inset stainless steel sink unit and modern mixer tap, complementary ceramic tiled splashbacks, fully integrated Baumatic electric fan assisted oven and built-in four ring electric hob, automatic washing machine and fridge freezer. Built-in extractor hood over the hob with variable speed fan and light.



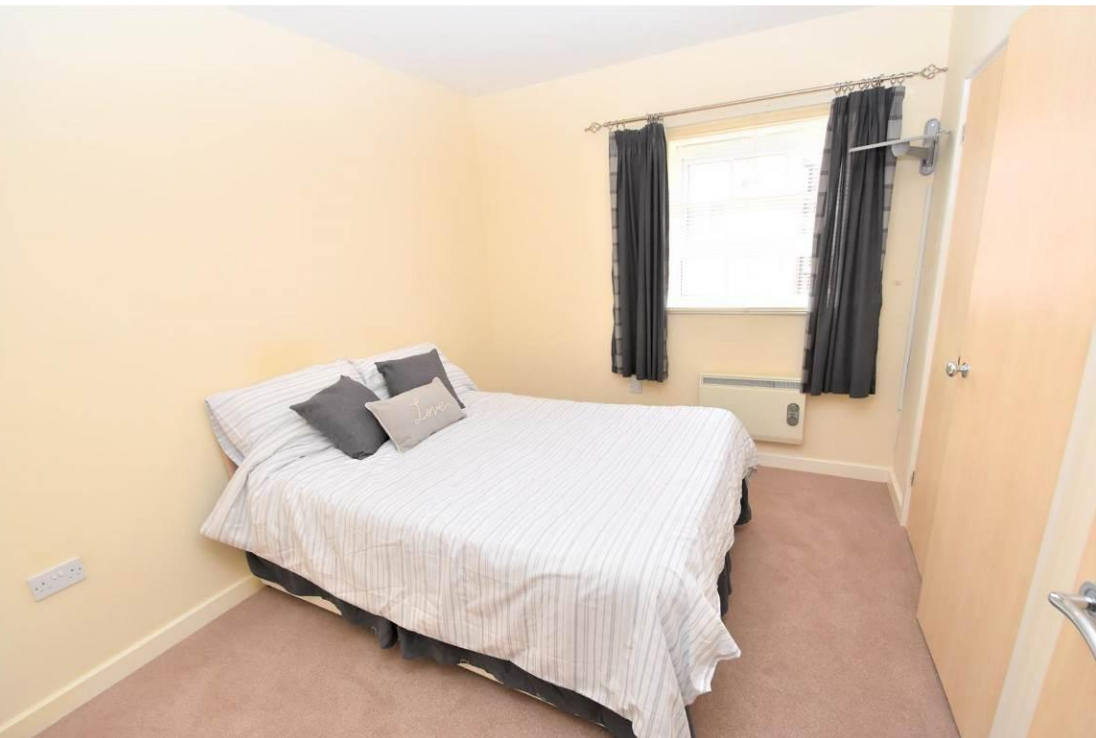
The spacious bedroom has built-in wardrobes, electric panel heater and UPVC double glazed window to the rear elevation.

The shower room has three piece suite comprising low flush w.c., pedestal wash hand basin and double shower cubicle with newly fitted mains thermostatic shower, fitted heated towel rail, extractor fan, ceramic wall tiling and wall mounted electric fan heater.

Outside the property has the benefit of one allocated car parking space. This is accessed via a secure electronic gated entrance.

The property is Leasehold. Lease details and service charges TBC.

Directions - Leaving Derby City centre along the Ashbourne Road take a left hand turn into Surrey Street, right into Manchester Street and The Maltings is located on the right hand side.



GROUND FLOOR



Agents' Notes

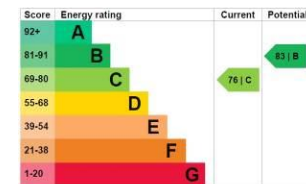
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