

# St. Marys Gate

Derby, DE1 3JA

John German



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Offers in excess of £120,000

**A rare opportunity, particularly for the investor or first time buyer, to acquire a first floor two bedroom apartment, situated in the fashionable Cathedral Quarter of Derby with fine views of Derby Cathedral and swift access to the River Derwent and the city centre.**

The property is a conversion of previous office accommodation, which provides a well appointed two bedroom apartment on the first floor with the benefit of low cost night storage heaters. There is an allocated permit parking available if required. Internally, the apartment extends to a living/kitchen with a recently refurbished fully fitted kitchen, two bedrooms and a stylish bathroom.

The apartment has recently been tenanted and was achieving a return of £7,800 per annum. Since vacating, the potential rental return is likely to have increased.

Front door opens to reception hallway with electric intercom system and internal doors provide access to bedrooms, bathroom and living/dining kitchen.

Walking into the living/dining/kitchen area you have an electric radiator with original window with secondary glazing to front. The kitchen area has rolled edge preparation services with inset stainless steel sink with adjacent drainer, chrome mixer tap over and upstands. There are a range of base and wall mounted cupboards and drawers, appliance space and plumbing for washer dryer, integrated electric fan assisted oven and grill, four ring electric hob over with extractor fan canopy over and appliance space for freestanding fridge freezer.

The two bedrooms each have a radiator with windows overlooking Derby Cathedral and Iron Gate, with secondary glazing.

The bathroom is fully tiled, with pedestal wash hand basin and chrome mixer tap, low-level WC, bath with chrome mixer tap and handheld shower over and glass shower screen, electric extractor fan, shaver point and chrome ladder style heated towel rail.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease commenced 3 July 2012. Service charge £1389.48 per annum. Ground rent £100 per annum.

**Services:** Electric storage heating. Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/17052023

**Local Authority/Tax Band:** Derby City Council / Tax Band B







## Agents' Notes

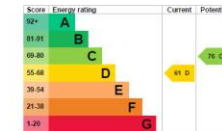
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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