



Mill Point, Rowditch Place
Derby

O.I.E.O - £120,000



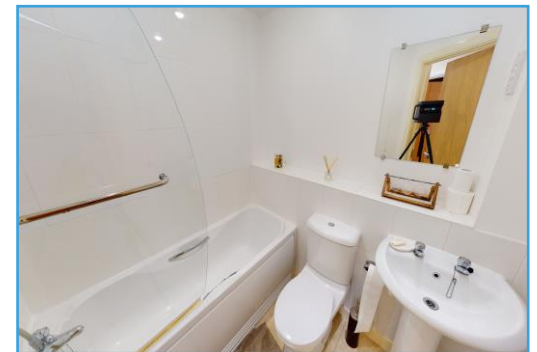
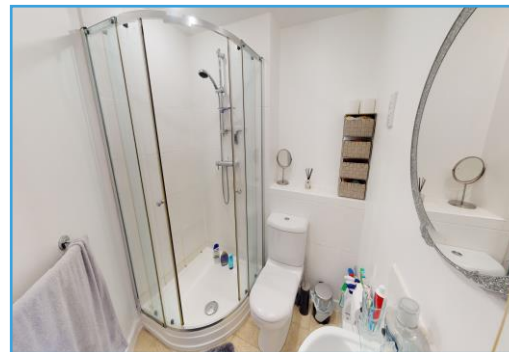
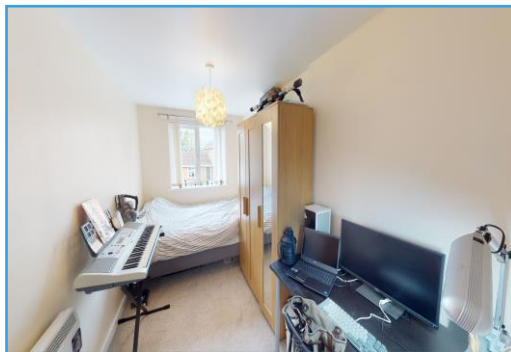
Mill Point Derby

WELL PRESENTED TWO BED FIRST FLOOR APARTMENT IN A GREAT LOCATION FOR THE CITY CENTRE WITH ALLOCATED PARKING! With two great sized bedrooms, one having an en-suite, a lovely open plan kitchen, dining and living area, this makes a fantastic buy for first time buyers or investors!

On entering into the hall the bathroom sits to the right, this comprises of a bath with shower over, a wash basin and a WC. The master bedroom is then down the hallway on the left, its a great size with a lovely juliet balcony allowing lots of natural light into the room. The master bedroom also benefits from an en-suite comprising of a shower, wash basin and WC. The second bedroom is another great sized double room. The open plan kitchen, dining living area is a fantastic space. The lounge area is a great size and benefits from a Juliet balcony again allowing in lots of natural light

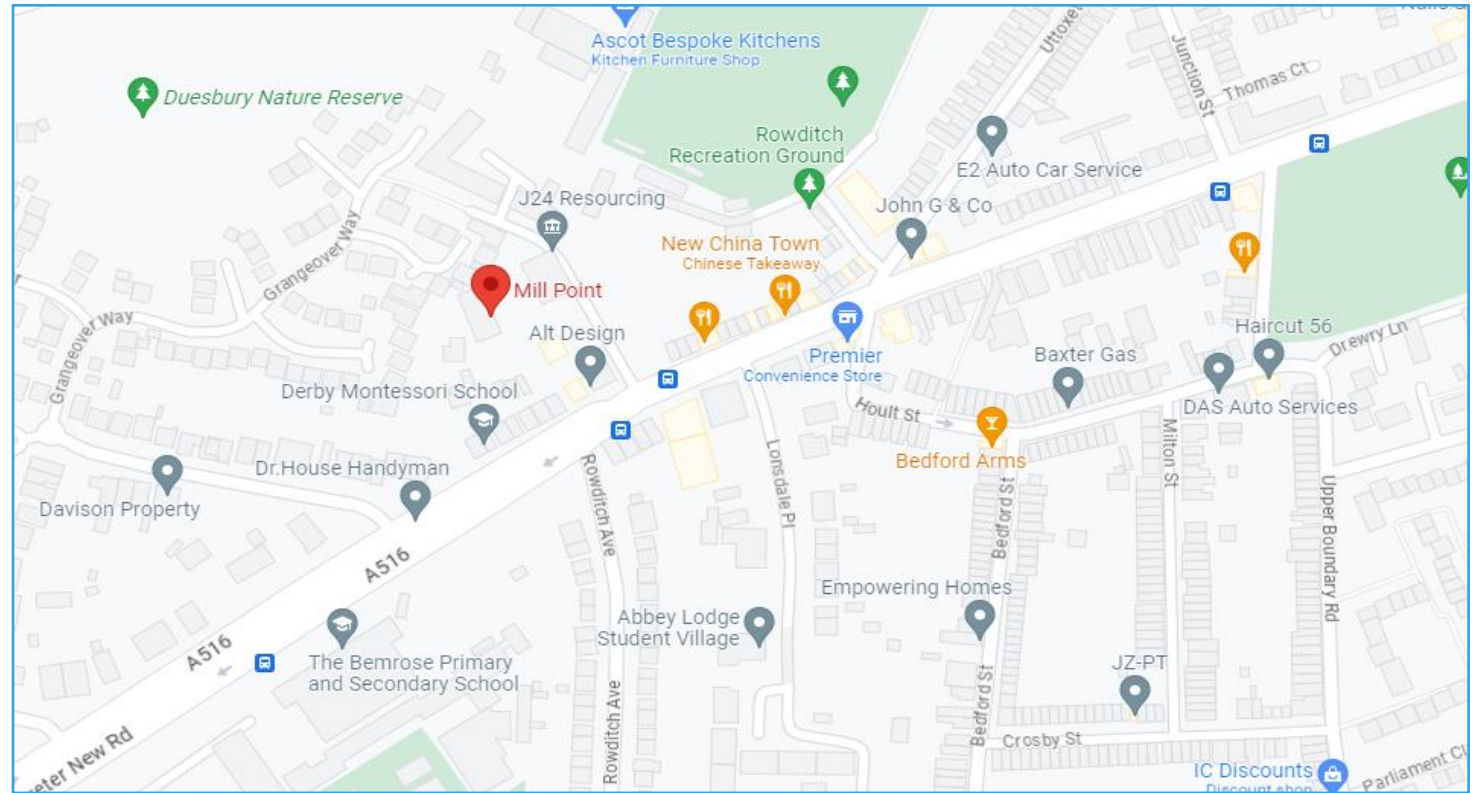
The kitchen area has space for a washing machine, a dishwasher and a fridge freezer and has an integrated oven and hob. There is space for a good sized dining table. Outside there is a car park for the apartments where there is one allocated parking space.

Why you will love this home - With a great sized open plan living space and two double bedrooms, being close to local amenities and the city centre, this is a great buy for first time buyers or investors!



Mill Point Derby

Rowditch Place is located within the City Centre of Derby making it a great location for any buyer with having all local amenities within walking distance to the property. As well as this, less than a 2 minute walk away is the bus stop which gives easy access into the City Centre, Bus Station and Train Station as well as access to the Royal Derby Hospital. Also, within proximity to the property, there is Markeaton Park and easy access to the A38 leading to both the M1, A52 and A50 making it a great spot for commuters.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

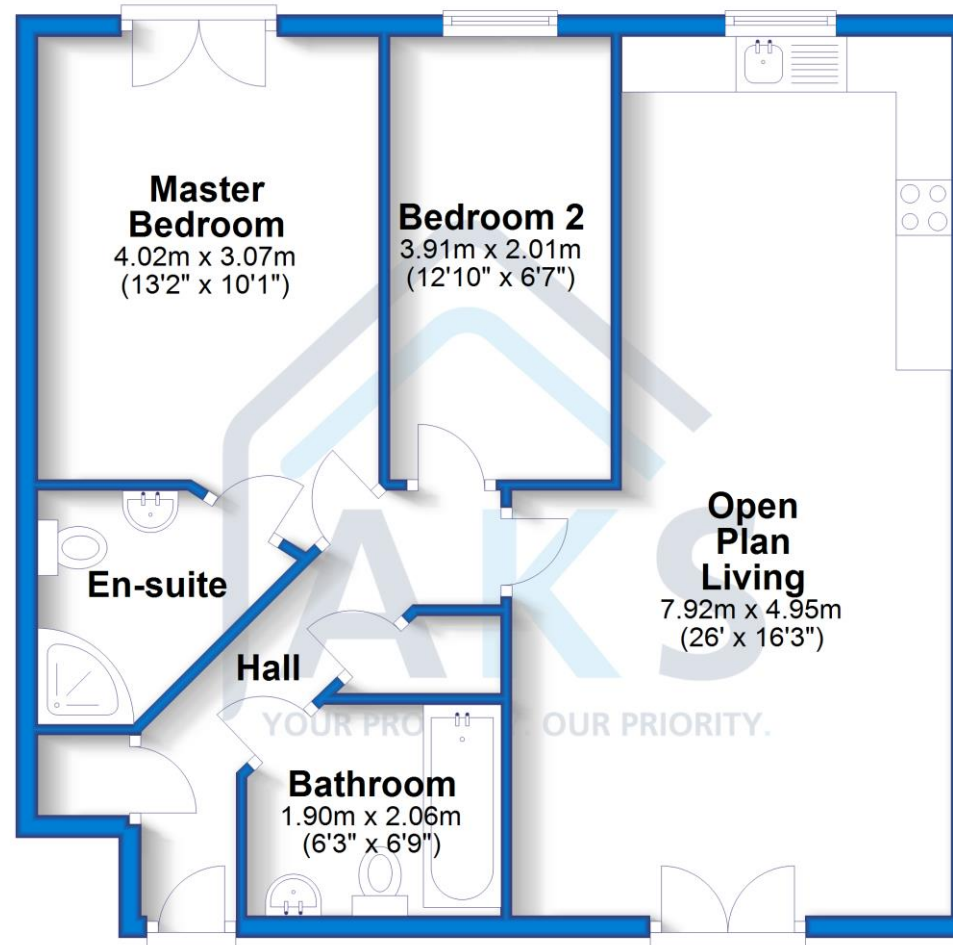
If you're thinking of selling, we'd love to help you.



The Floor Plan

Ground Floor

Approx. 72.2 sq. metres (776.9 sq. feet)



Total area: approx. 72.2 sq. metres (776.9 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.