

Mill Gate

Ashbourne Road, Derby, DE22 3EB



Superb modern ground floor apartment in a sought after, enviable location having a lounge with adjacent dining area and French doors to a lovely little patio, fitted kitchen with integrated oven, hob and fridge/freezer, master with en-suite, a second double bedroom and family bathroom. Gated parking.

NO CHAIN

£130,000

John German 

Location - The property's position on Ashbourne Road is close to a range of up-market restaurants and bars located within the Cathedral Quarter. Amenities include the Intu shopping centre, Market Place, Sadler Gate and Iron Gate, Queen Street Leisure Centre and also easy access to the city's railway and bus stations. Markeaton Park is a short walk away and offers a good range of outdoor activities and the apartment is ideally located close to both the A38 and A52 to allow easy access to other regional centres and the main motorway network.

Access to the building is via a communal entrance hall with intercom and entrance doors to the front gardens and out to the parking areas.

Entrance to the apartment is via a spacious entrance hall with doors leading off.

The main living space is open plan with plenty of space for living and dining with French doors providing access out onto a small patio area that overlooks the communal gardens.

The kitchen area is slightly raised and located at the far end of the room, fully fitted with attractive beech units, roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in double oven, inset gas hob with chrome canopy extractor hood above and integrated fridge/freezer in a matching housing unit plus plumbing for an automatic washing machine.

The master bedroom is a lovely size with built-in wardrobes and an en-suite shower room with low level WC, pedestal wash hand basin and shower cubicle having tiled surrounds and electric shower over. Xpelair extractor fan.

Bedroom two is also a nice double room with a large built-in storage cupboard.

The main bathroom completes the accommodation and is fitted with a low level WC, pedestal wash hand basin and panelled bath having tiled surrounds and shower over. Tiled floor, heated towel rail, electric shaver point and an extractor fan.

Outside to the front of the property is a courtyard garden, beautifully stocked and well kept providing year round interest and colour. Electric wrought-iron gates with a security code entry system opens into the parking area at the rear of the property with numbered allocated parking for one vehicle.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease commenced 31 October 2002 for 999 years.

A peppercorn, service charge and insurance rent.

Annual service charge in 2024 was £1,679.75. Payable twice yearly: 1st January and 1st July.

Property construction: TBC

Parking: Allocated

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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