

# The Green

Mickleover, Derby, DE3 0BU

John   
German







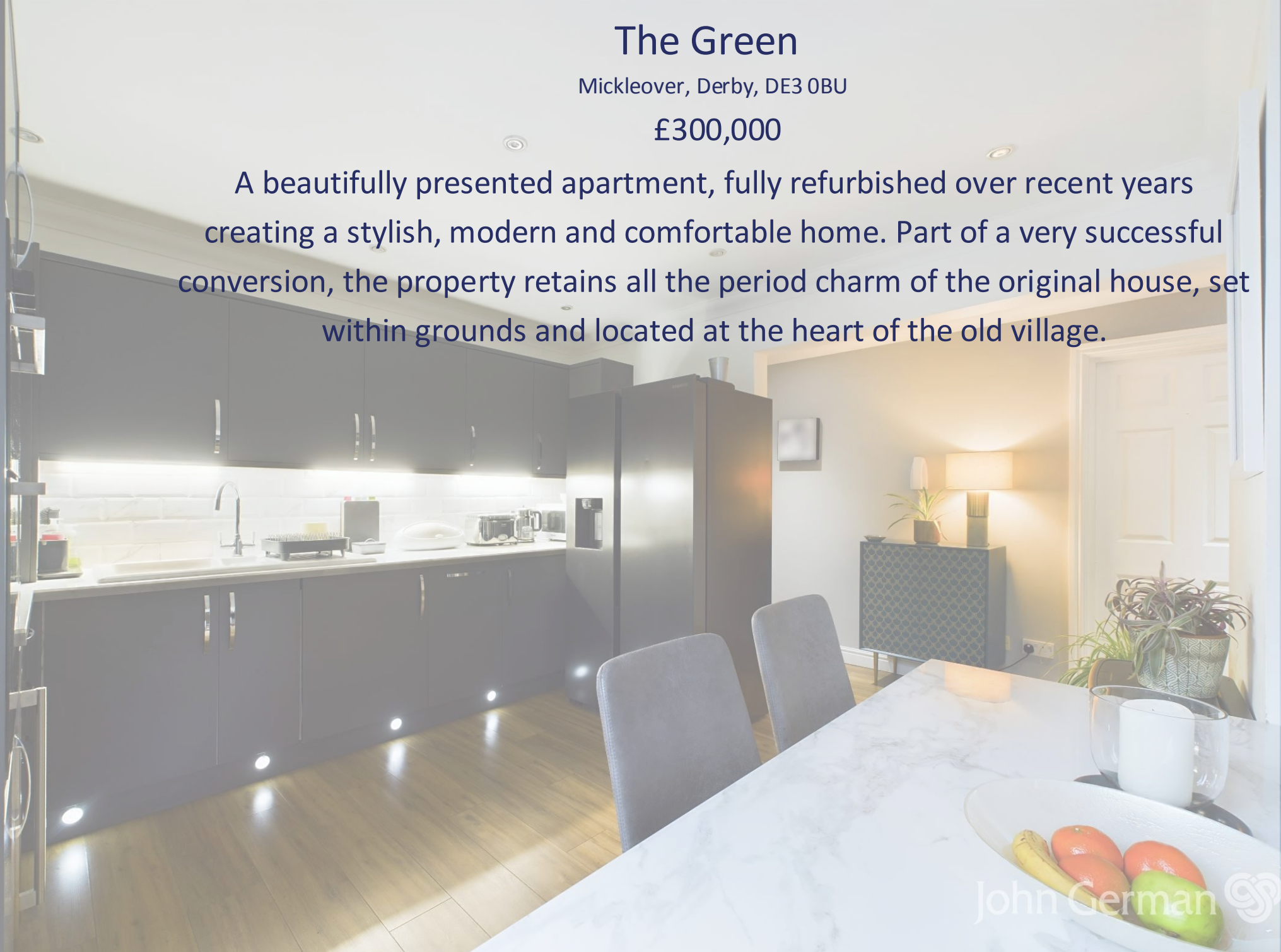


# The Green

Mickleover, Derby, DE3 0BU

£300,000

A beautifully presented apartment, fully refurbished over recent years creating a stylish, modern and comfortable home. Part of a very successful conversion, the property retains all the period charm of the original house, set within grounds and located at the heart of the old village.



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Located in the conservation area within walking distance to a wide variety of shops, restaurants, cafes and bars as well as shops, public transport routes and public amenities. The property has excellent access to the A38 and A50 road networks leading to the M1 motorway and East Midlands Airport. The development is tucked away and secluded with access along a private driveway providing the perfect mix of quiet tranquillity and cosmopolitan living. This first floor apartment features a variety of modern fixtures and fittings including an intercom system, full central heating and integrated kitchen appliances.

Entrance to the property is via a secure communal entrance with intercom system and stairs rising to the first floor and the apartments front door. On entering the apartment the hallway opens up to the dining kitchen, fitted with an extensive range of sleek modern base and eye level units with accent lighting, quartz worksurfaces, inset sink unit with mixer tap, tiled splashbacks, integrated dishwasher, washing machine, tumble dryer, wine fridge, built in eye level double oven, induction hob with extractor hood over and space for an American style fridge freezer. The dining area has a French doors opening to reveal a Juliet balcony. The main living room is an elegant space having a large picture window with fitted shutters and an inset wall mounted modern gas fire.

There are two bedrooms also located on this floor, one of which is the master bedroom featuring an excellent range of fitted wardrobes, window with fitted shutters and a modern fitted en-suite bathroom, fully tiled and comprising panelled bath with shower over and glass screen, concealed flush WC and a vanity wash basin with storage beneath, LED wall mounted mirror, heated towel radiator, window with fitted shutters and additional fitted storage. An inner hallway leads to the second bedroom and main shower room. The bedroom is an excellent size with fitted wardrobes and the fully tiled modern shower room comprises walk-in double shower enclosure, low flush WC, wall mounted vanity wash basin with storage beneath and a heated towel radiator. Stairs with under stairs storage lead to the second floor landing which features extensive eaves storage and leads to the equally large third bedroom with sloping ceilings and a Velux skylight.

Outside, in front of the property is allocated car parking and visitor parking. The gardens feature a variety of established flower and shrubby beds, mature trees, fence boundaries and pathways, allowing access to the main building. Found just below this are the communal lawn areas and maintained gardens. The property benefits from an EV charger which is shared with one other apartment.

**Tenure:** Leasehold. Lease commenced 31/8/2001 with 976 years currently remaining.

**Service charge:** £1,776 per annum (£148 paid monthly).

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Two allocated spaces plus one visitor space.

**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/>

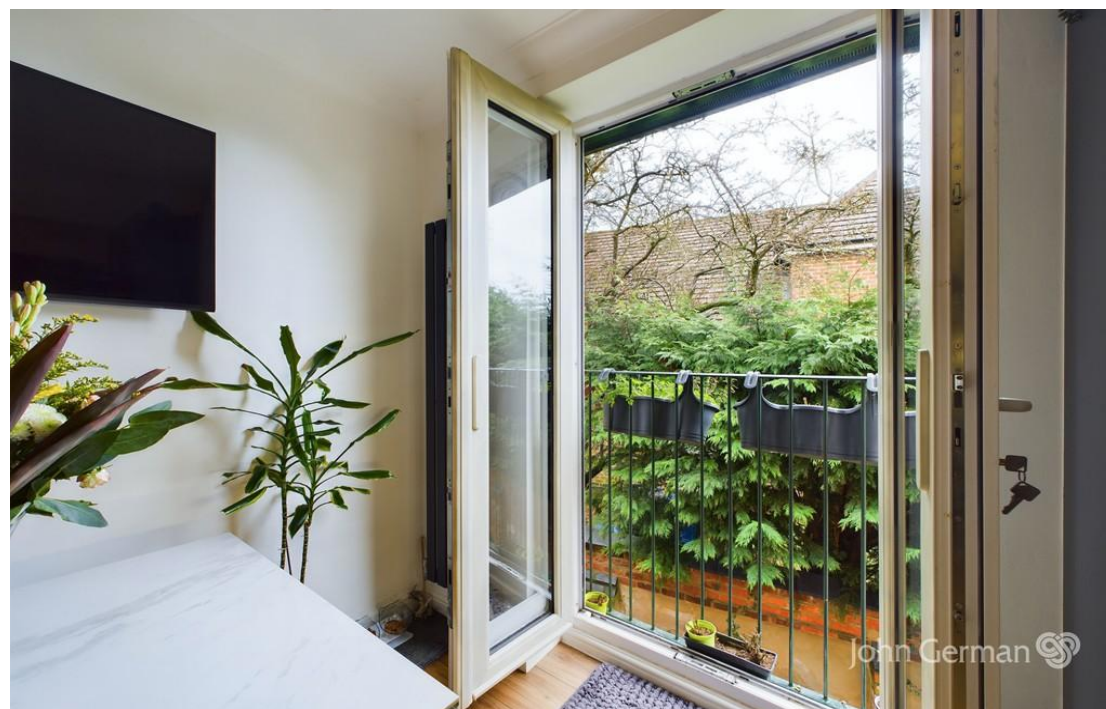
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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)

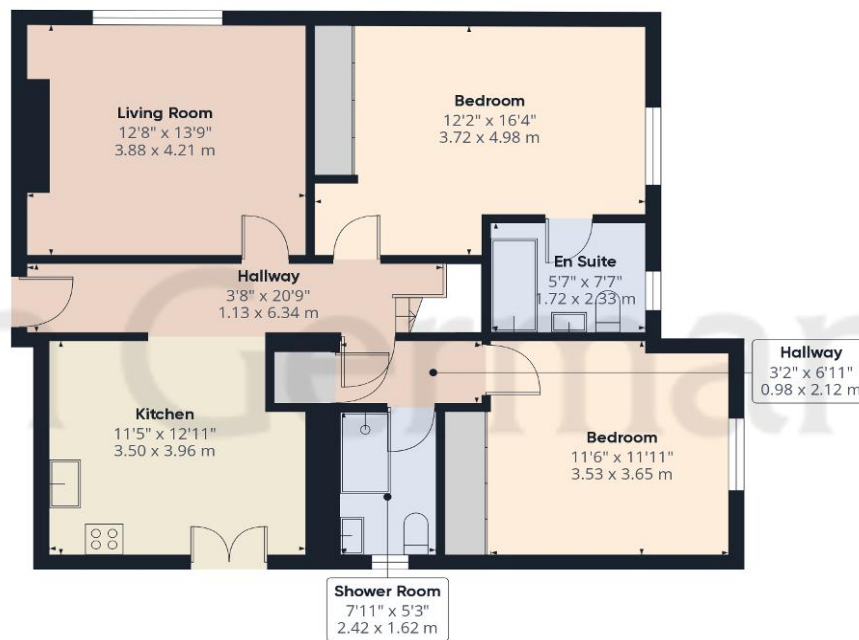
**Our Ref:** JGA/03022025

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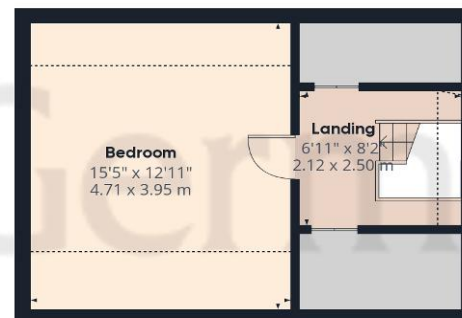








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1147.76 ft<sup>2</sup>  
106.63 m<sup>2</sup>

**Reduced headroom**

71.98 ft<sup>2</sup>  
6.69 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





### Agents' Notes

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### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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



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