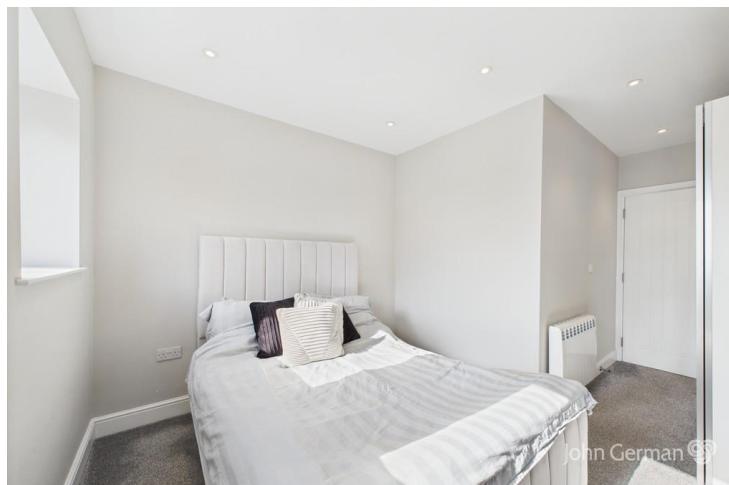




Beautifully designed first floor one bed roomed apartment offer convenient COSMOPOLITAN LIVING featuring a spacious open plan layout, a modern kitchen with integrated appliances, a luxury shower room and permit parking.



£85,000

John German

Entrance to the flat is via a communal entrance lobby with intercom entry. The apartment is located on the first floor with an "L" shaped entrance hall with doors leading off to the living accommodation with intercom, built-in storage cupboard, wood effect flooring and a modern electric heater.

The open plan living space is flooded with natural light from double aspect windows including a large Juliette balcony. Wood effect flooring runs through from the living space leads into the kitchen with modern electric heaters. The "u" shaped kitchen is fitted with a range of matching base and eye level units with integrated washing machine, fridge and freezer, worktop space extending to form a breakfast bar, built-in oven with hob and extractor hood over.

The shower room is fitted with a full three piece suite comprising low flush WC, wall mounted vanity washbasin with storage beneath corner double shower, tiled splashbacks, chrome heated towel rail.

**Tenure:** Leasehold - We are informed by the seller that the service charges are estimated to be £450.74 per annum paid quarterly in advance. Please note that these figures are based on the budget and may be subject to adjustment once actual year-end costs are reconciled. There is no ground rent payable. The lease will be 125 years from completion.

(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:** Permit parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

(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/>

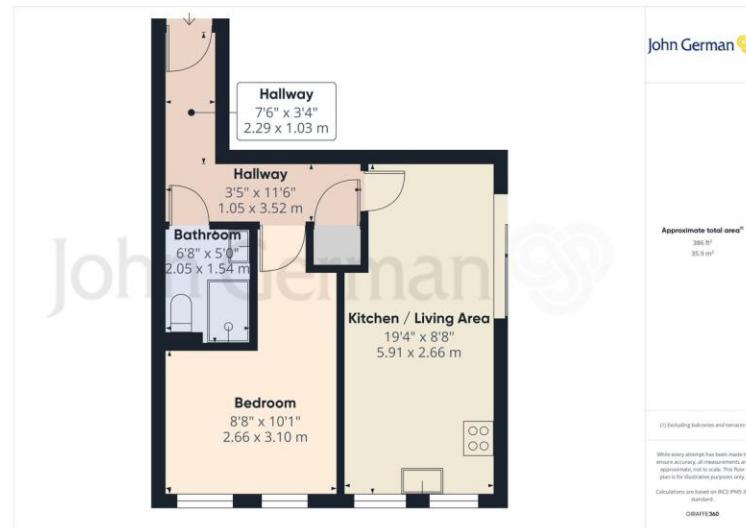
**Local Authority/Tax Band:** Derby City Council / Tax Band A

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

Our Ref: JGA20052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



#### Agents' Notes

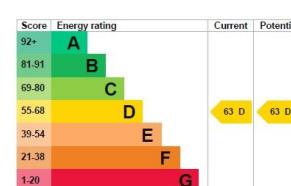
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.

**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.



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