

Shaws Green

Derby, DE22 3HF

John 
German



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£90,000

First floor studio apartment located in a fantastically convenient location off the Ashbourne Road in Derby. Would make the ideal bachelor pad or rental with the unusual benefit of allocated parking.

Purpose built two storey small development with a carpark to the side of the building where there is allocated parking.

Entrance to the building is via the communal stairwell which leads to the apartment. The entrance door opens into an entrance hallway which has two very useful built-in storage cupboards and a door to the living spaces.

The open plan living area has dual aspect windows overlooking the front and side elevations and is a great spot for people watching, with space for soft furnishings as well as a small breakfast table and chairs.

The kitchen is open plan off the living area and is fitted with a range of base units with roll edge worksurfaces above, tiled splashbacks, stainless steel sink unit slot in dual fuel cooker leaving space for a fridge freezer and a washing machine, window to the side.

The bedroom has a window to the front and a built-in double wardrobe with mirror doors. The bathroom completes the accommodation having been fitted with a full three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with shower over. Extensive tiling to splashback areas, tiled floor, extractor fan.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1983 for 99 years (Lease extension requested). Ground rent £40 paid every 6 months – 2 x £20. Freeholders are Homeground.

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

Property construction: Traditional

Parking: Allocated

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

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

Broadband type: TBC

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

Our Ref: JGA/06022026





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.

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Agents' Notes

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