



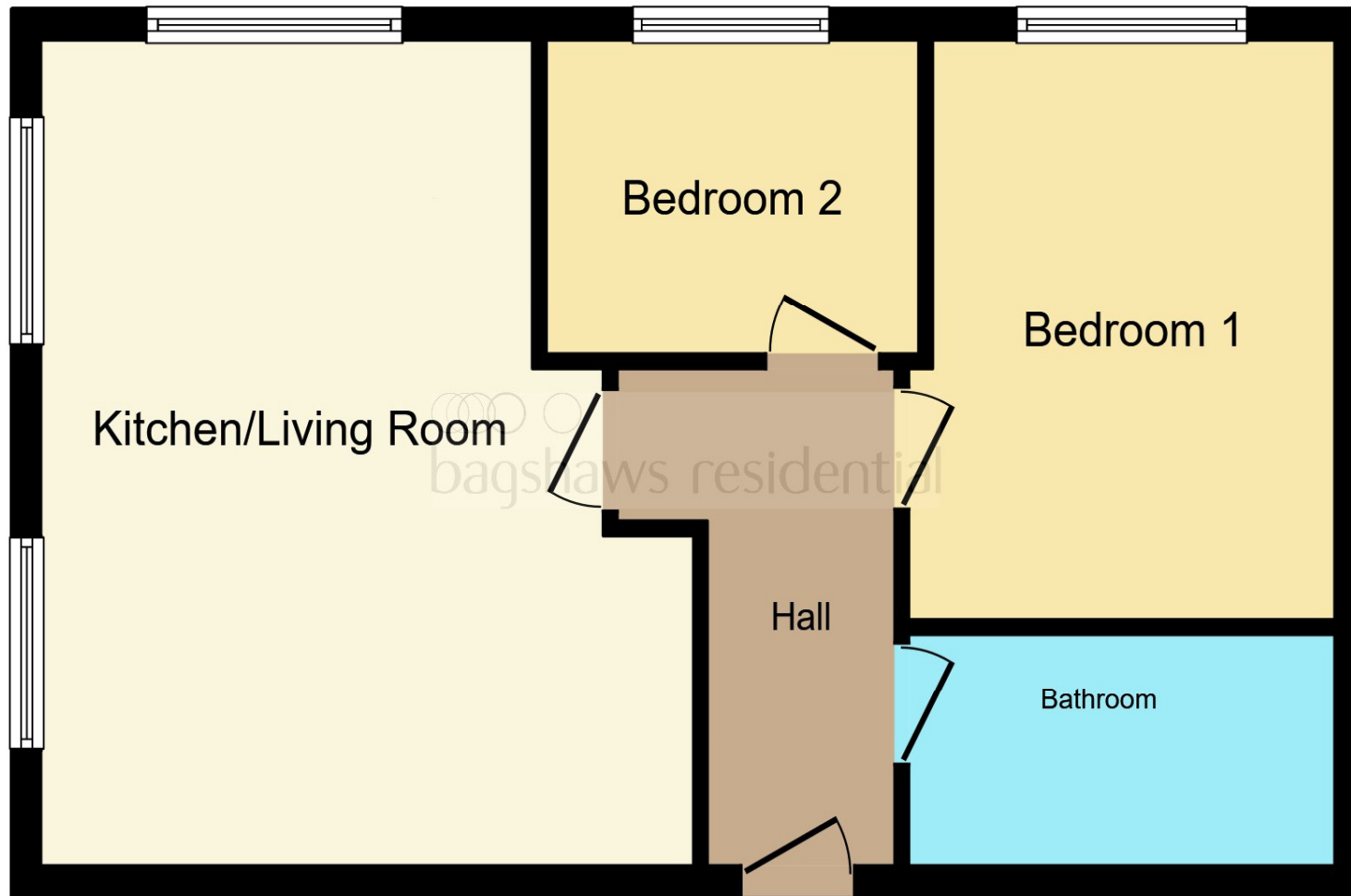
Grange Court Grange Street, Derby DE23 8BH

welcome to

Grange Court Grange Street, Derby

Lovely 2-bedroom first-floor apartment in Normanton, Derby. Spacious, stylish, and move-in ready with a modern kitchen/diner, family bathroom, and great links to local shops, schools, and the city centre - ideal for first-time buyers or investors.





Kitchen / Living /Dining

17' 8" Max x 15' 2" Max (5.38m Max x 4.62m Max)

Bedroom 1

12' 4" Max x 9' 8" Max (3.76m Max x 2.95m Max)

Bedroom 2

6' 7" Max x 8' 5" Max (2.01m Max x 2.57m Max)

Bathroom

4' 9" Max x 8' 8" Max (1.45m Max x 2.64m Max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Grange Court Grange Street, Derby

- Spacious 2-bedroom first-floor apartment
- Modern fitted kitchen and dining area
- Family bathroom with both shower and bath
- Move-in ready with stylish, well-kept interiors
- Excellent location near shops, Train Station, schools, and city links (A38, A50, M1)

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1814.70

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Welcome to this lovely two-bedroom first-floor apartment located in the popular and convenient area of Normanton, Derby. Thoughtfully designed and beautifully presented, this home offers a perfect combination of comfort, style, and practicality - ideal for first-time buyers, small families, or investors alike.

Step into a bright hallway that connects to all rooms, including a spacious living area perfect for relaxing or entertaining. The modern fitted kitchen and dining space is well-equipped with plenty of storage and work surfaces, providing a warm and welcoming area for everyday living. The apartment features two good-sized bedrooms and a family bathroom complete with both a bath and shower for added convenience.

Located in the lively community of Normanton, you'll find a wide range of local shops, cafés, and schools all within walking distance. The area also offers excellent transport links to Derby city centre and nearby major roads including the A38, A50, and M1, making commuting and travel easy. With its clean décor, cosy feel, and move-in-ready condition, this apartment makes a superb choice for anyone looking for a modern and affordable home.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121172 - 0002

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