

# Queen Street

Derby, DE1 3DE

John German



# Flat 3, 53 Queen Street

Derby, DE1 3DE

Asking Price Of £65,000

**An excellent opportunity for a buyer to let investor (tenant in situ at £575 PCM) or first time buyer to acquire a spacious one bedroom apartment in the heart of the popular Cathedral Quarter area of the city.**

Entrance to the apartment is through a secure entrance door opening into a side entry which leads to a second secure entrance door opening into the entrance lobby. Stairs lead to the second floor where the front entrance door to apartment 3 is clearly indicated.

The door opens into an entrance lobby with built-in storage cupboard and doors leading off to the double bedroom, bathroom and into the living room.

The main living area is a bright open room with plenty of space for living and dining with windows overlooking the cathedral to the front.

The kitchen area is tiled and fitted with a range of sleek modern base and eye level units with roll edge worksurfaces, inset stainless steel sink unit, built-in oven with hob and extractor hood over, leaving space for appliances.

The spacious bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash basin and panelled bath with shower over.

The apartment is well located for all the facilities in the city as well as being close to the picturesque Darley Park and Cathedral Green. The location also offers easy access to the A38, A52 and A50 as well as access to the University campuses, The Royal Derby Hospital, Derby bus station, and train station.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 19<sup>th</sup> April 2012 for 125 years.

Ground rent £100 per annum. Service charge £1310 per annum.

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

**Property construction:** TBC

**Parking:** None

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** TBC

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

**Broadband type:** 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

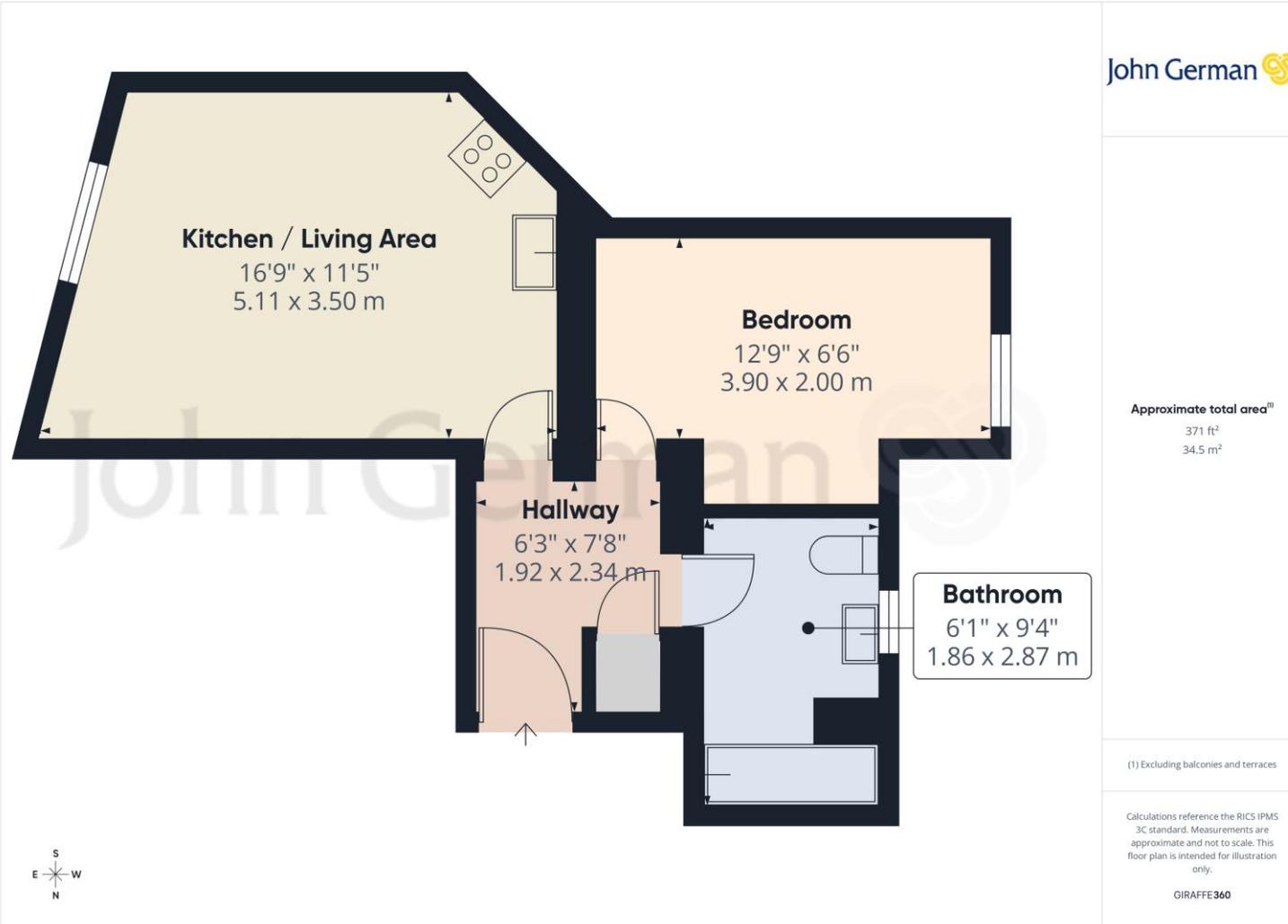
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10032026

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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 1st 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

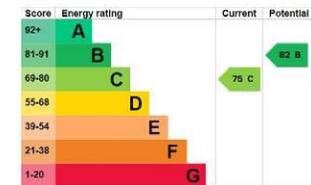
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## Referral Fees

**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.

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## John German

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