



Not for marketing purposes INTERNAL USE ONLY

Cobden Street
Derby



Property Description

This well presented and looked after three bedroom first floor apartment in the sought after location of Mackworth. Cobden street is in close proximity of a wide range of local amenities such as; good transport links , local shops , schools and easy access to the city. In brief the property comprises of; Entrance door with the stairs leading to the entrance hallway , large living space , kitchen , three well proportioned bedrooms and a bathroom with separate W/C. To the outside of the property there is communal off road parking and communal grounds for the residents. This property needs to be viewed to truly appreciate what it has to offer.

Entrance Hallway

Accessed from the stairs leading from the ground floor and entrance doorway. The open hallway allows access to all areas of the flat, benefits from a storage cupboard and is laid with vinyl flooring.

Lounge

The large open lounge has a double glazed window to the front elevation , radiator and carpet flooring.

Kitchen

The fitted kitchen comprises of; a variety of matching wall and base units with counter tops over , sink and drainer unit , plumbing for washing machine , oven with hobs over and extractor fan , window to the rear elevation, radiator and vinyl flooring.

Bedroom One

This double bedroom is situated to the front elevation with double glazed window to the front , carpet flooring and radiator.

Bedroom Two

This double bedroom is situated to the front elevation with double glazed window to the front , carpet flooring and radiator.

Bedroom Three

Bedroom three is situated to the rear elevation with double glazed window to the rear, carpet flooring and radiator.

Bathroom

The modern bathroom suite comprises of a panelled bath with shower over and glass screen and wash hand basin with taps over , double glazed window to the rear elevation and vinyl flooring.

Separate W/C

The low level W/C is separate to that of the bathroom with vinyl flooring,

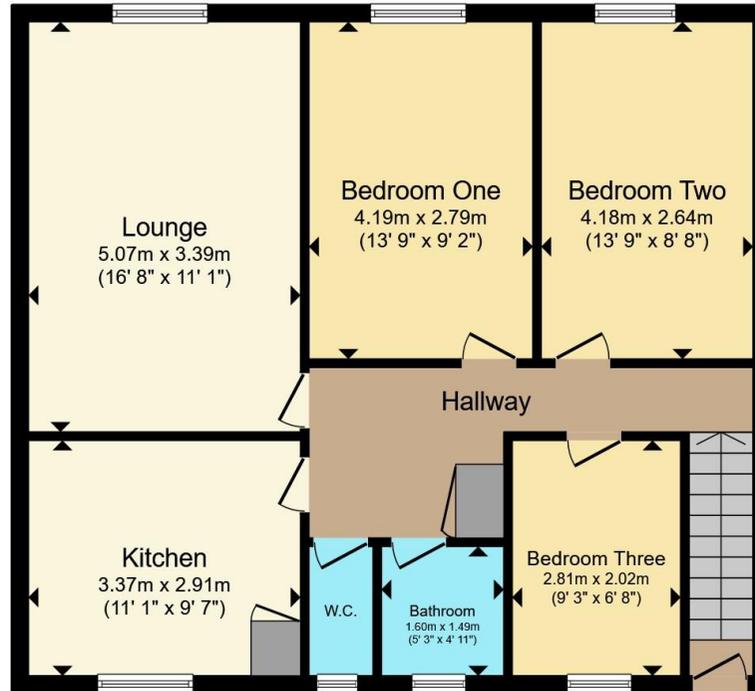
Outside

To the outside of the property is communal parking and gardens with easy access to local transport and amenities. The entrance to flat is via a UPVC door which leads to the stairs up.









Floor Plan

Total floor area 72.9 m² (785 sq.ft.) approx

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.propertybox.io



To view this property please contact Hall & Benson on

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EPC Rating: C Council Tax Band: A

Service Charge: 550.00 Ground Rent: 10.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 13 May 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

Tenure: Leasehold



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