



Boxall Brown & Jones

CHARTERED VALUATION SURVEYORS AND ESTATE AGENTS

Apartment 11, Market Place, Derby, DE1 3QF

A one double bedroom luxury apartment situated in the geographical centre of Derby City within close proximity to Derby Cathedral and the vibrant City Centre. The superb former Derbyshire Building Society was converted to its current use in 2008 and consists of modern serviced apartments complete with a lift.

£114,950



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Apartment 11, Market Place, Derby, DE1 3QF

Directions

This property is situated within the historic Market Place of Derby and has a communal entrance door just off the Market Place.

Situated in the heart of Derby, with superb views over the historic Market Place, this is a one bedroom top floor apartment which benefits from central heating and double glazing. Internally the well-presented accommodation briefly comprises a communal entrance hall with stair case and lift leading to a communal landing with door leading into the apartment.

Internally the property benefits from a large entrance hall with storage cupboard, kitchen / living room with panoramic views over the City of Derby and areas set aside as a lounge and kitchen, master bedroom with double glazed doors opening to a balcony and a bathroom.

Outside the property benefits from being on the door step of the vibrant City Centre of Derby which boasts a wealth of restaurants, shops and the magnificent Intu shopping centre.

This property would ideally sort a first time buyer / investor and should be viewed to be fully appreciated.

Accommodation

Entering the property through a secure communal entrance door into entrance hall with stairs and lift leading to the top floor. A landing leads off to the main apartment, front door then opens to reveal a:

HALL

With laminate floor, radiator and large storage cupboard with hot water tank.

LIVING ROOM / KITCHEN 21'1" x 12'7" *narrowing to 9'2" (6.43m x 3.84m narrowing to 2.79m)*

The large living area which is separated into a lounge and kitchen area. The lounge has ample space for relaxing and several double glazed windows which overlook the Market Place and the historic City of Derby. Beneath the double glazed windows is a deep window sill, radiator and open plan access to the kitchen area.

The kitchen has a range of work surfacing preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor over. The kitchen has a sink unit with drainer and there is space for a fridge / freezer, space for a washing machine and inset ceiling spot lights.



MASTER BEDROOM 13'1" x 9'3" (3.99m x 2.82m)

The double bedroom has a radiator and double glazed doors opening to a balcony which has magnificent views over the city.



BATHROOM

With low level WC, pedestal wash hand basin and bath, complimentary tiling and heated towel.

Outside

The property benefits from being on the door step of the vibrant City Centre of Derby and is adjacent to the Derby Assembly rooms car park.

Please note

Prospective purchasers should note that this property is leasehold and subject to lease hold terms and conditions, ground rent and service charges. The current vendor will cap the service charge at £1,250 for 3 years. Further details relating to this can be obtained from the office of Boxall Brown and Jones.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	39	39
(21 - 38)	F		
(1 - 20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Also Offices At:

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Cashel House, 15 Thayer Street, London, W1U 3JT Tel: 0870 112 7099

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