



Apartment 2 Kings Crescent, Edward Street, Derby, DE1 3FF Price £125,000

- High Specification One Bedroom Apartment
- Located in the sought after Strutts Park Conservation Area
- Superb Open Plan Living Kitchen
- Double Bedroom & Contemporary Shower Room
- Georgian Style Landscaped Communal Gardens
- Prestigious Gated Development
- City Centre Location close to Darley Park
- Creative Interiors Designed Kitchen with Neff Integrated Appliances
- Worcester Bosch Designed Community Heating System
- Secure Gated Underground Car Park with Lift Access

KINGS CRESCENT - A stunning, high-specification, one bedroom apartment, located on the ground floor and set within this beautiful new development, within the sought after Strutts Park Conservation area. This breathtaking Georgian-style crescent, on the northern edge of Derby City centre offers a prestigious, secure gated development within easy access of Derby's Cathedral Quarter and is located just a short walk away from the beautiful Darley Park.

The high specification accommodation has been appointed to an impressive standard with an attention to detail that really has to be viewed to be fully appreciated and includes touch screen video intercom entry system, individual super fast fibre optic broadband connection point, LED inset spot lighting with adjustable filters, USB charging points in power sockets, hidden sprinkler system and underground secure gated car park with lift access and long range remote gate pass.

Internally, the apartment is fitted with beautiful, high quality contemporary fittings including a Creative Interiors designed kitchen offering a range of stylish two-tone units and Neff integrated appliances, Amtico flooring and contemporary shower room with Vitra suite, chrome fittings and porcelain tiling.

Outside, the property will have stunning, landscaped Georgian-style communal gardens.

LOCATION

The property's position is within the Strutts Park conservation area and allows for easy access to Darley Park which is a short stroll away. It is also a short walk to the City Centre and noted Cathedral Quarter which boasts some fine period architecture, designer boutiques and shops. Friargate is also located just a short walk away and offers eateries and up market bars and restaurants.

Also within easy reach is the impressive Intu shopping centre with a state of the art cinema and a large selection of retail outlets.

The property is well placed for easy access to Derby Railway Station and access to the major road networks from the A6, A38 and A52 leading to the M1 and the main motorway network.

THE ACCOMMODATION

GROUND FLOOR

Communal Entrance Hallway

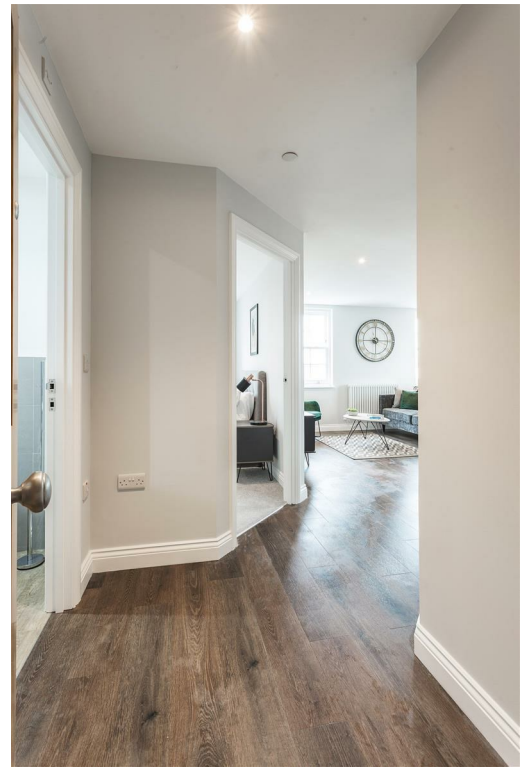
There is a communal video intercom entry system on entering the building. This leads into the communal entrance hallway with a staircase leading to all floors with hardwood-framed double glazed panelled sash windows to the rear elevation. The staircase has a modern, brushed stainless steel hand rail with white safety glass panelling. Apartment 2 is located on the ground floor.

APARTMENT 2

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Entrance Hallway

Oak panelled entrance door, Amtico flooring, wood-grain finish doors with brushed stainless steel fittings and open plan access into the open plan living kitchen.



Open Plan Living Kitchen

17'5 x 12'7 (5.31m x 3.84m)



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Kitchen Area - Designed by Creative Interiors

A high specification Beckermann kitchen fitted with two tone base units comprising wall, base and drawer units with brushed stainless steel handle and soft-closers, square-edge limestone effect work surfaces and splash-backs, under cupboard LED lighting, stainless steel sink drainer with chrome mixer tap, integrated Neff appliances including; electric oven, induction four ring hob with extractor unit over, low level fridge and washing machine.



Living Area

Dark wood-grain finish Amtico flooring, Victorian-style column radiator, recessed LED down-lighters, smoke alarm, TV point, heating control, feature tall arched hardwood framed double glazed sash windows to the front and side elevations and built-in cupboard housing the Worcester Bosch community system boiler, gas meter, water meter and Schneider fuse box.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract.

The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Double Bedroom

13'5 max reducing 11'3 x 9'2 (4.09m max reducing 3.43m x 2.79m)

Victorian-style column radiator, feature tall arched hardwood double glazed panelled window to the front elevation, recessed LED down-lighters and smoke alarm.



Contemporary Shower Room

Fitted with a Vitra three piece suite comprising; concealed cistern low level w.c., wall mounted ceramic wash hand basin with mixer tap and vanity unit below and double-width shower cubicle with sliding glass door and Aqualisa mains fed shower, extractor fan, shaver point, ceramic tiled splash-backs, Amtico wood-grain finish flooring, chrome heated towel rail and recessed LED down-lighters.



OUTSIDE

Landscaped Georgian Style Walled Garden

There will be a beautifully landscaped Georgian style walled gardens planted with an array of plants and shrubs. Garden landscape design is available on request.

BASEMENT LEVEL

Secure Gated Underground Car Park

The property also has access to a secure gated underground car park with lift access to the ground floor communal garden. This car park will offer car spaces suitable for large cars and will have a long range remote pass entry system.

Car Parking Spaces are available at a one off cost of £10,000.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

COMMUNITY HEATING SYSTEM

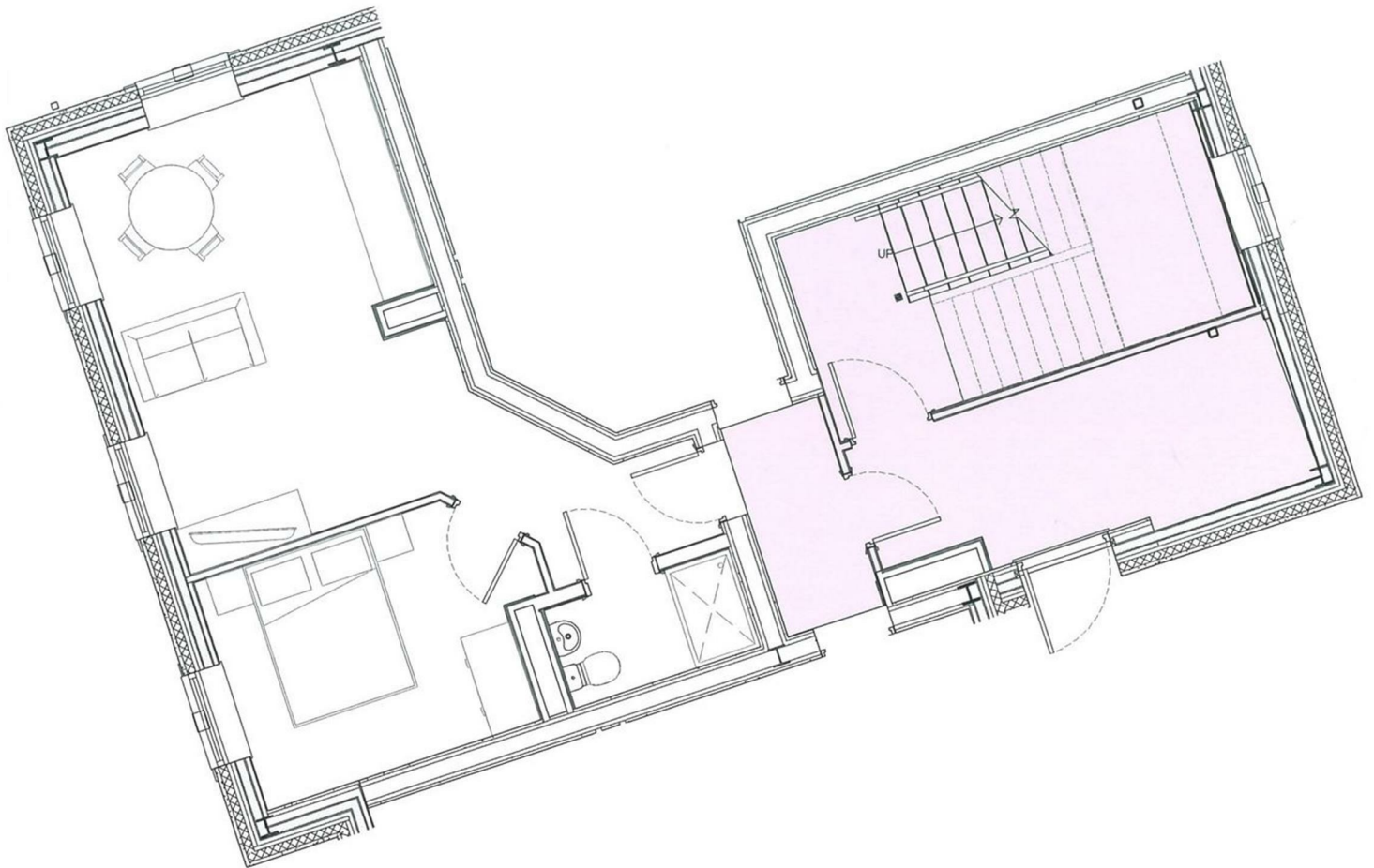
Kings Crescent is to be fitted with a modern and highly efficient Worcester Bosch designed community gas central heating system. This system has numerous benefits including reduced energy cost and increased efficiency, offering a centralised heating system which supplies heat and hot water to each apartment and is individually metered.

LEASE AND SERVICE CHARGES

The property will be subject to 125 year lease once completed with a monthly service charge of £95 per calendar month.

PLEASE NOTE

The photos used are illustrative purposes only and are of Apartment 8 on the second floor. The windows of the ground floor apartments are different. They are fitted with larger Georgian Style Arched Hardwood panelled double glazed windows.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract.

The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract.

The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.