



## Apartment 4 Kings Crescent, Edward Street, Derby, DE1 3FF

### Price £105,000

- High Specification Open Plan One Bedroom Apartment
- City Centre Location in the sought after Strutts Park Conservation Area
- Open Plan Living Kitchen Area
- Bedroom Area with access to Contemporary En-Suite Shower Room
- Georgian Style Landscaped Communal Gardens
- Prestigious Gated Development
- Close to the beautiful 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, open-plan one bedroom apartment located on the first floor, set within this beautiful new development which is located 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. These features include touch screen video intercom entry system, individual super fast fibre optic broadband connection point which is linked directly to TV points, LED inset spot lighting with customisable filters, USB charging points built into the 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 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. Apartment 4 is located on the first floor.

### FIRST FLOOR

#### APARTMENT 4

##### Open Plan Living Kitchen

17'3 x 10'11 (5.26m x 3.33m)

Entrance through solid oak panelled entrance door into the open plan living kitchen.



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### Kitchen Area

Designed by Creative Interiors - Two-tone wall, base and drawer units with brushed stainless steel handles and soft-closers, square-edge limestone effect work surfaces and splash-backs, stainless steel sockets with USB ports, under cupboard LED lighting, wall mounted cupboard housing the Worcester Bosch community heating system with individual meters and Schneider electric fuse box, stainless steel sink drainer with chrome mixer tap, integrated Neff appliances including; electric oven, induction four ring hob with extractor unit over and washing machine.



### Living Area

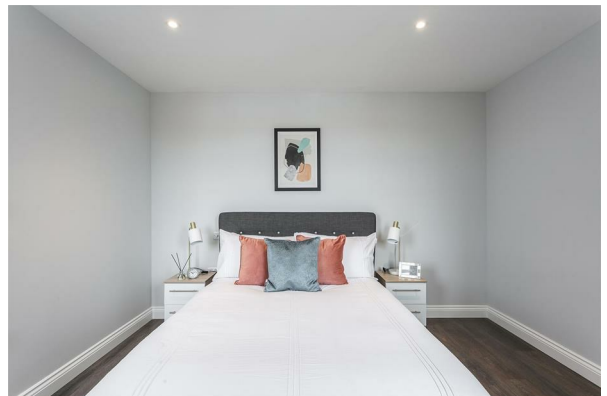
Wood-grain finish Amtico flooring, tall Victorian-style column radiator, TV point, recessed LED down-lighters, smoke alarm and hardwood framed double glazed panelled sash window to the side elevation there is open plan access to the bedroom area.



### Bedroom Area

14'4 x 11'1 (4.37m x 3.38m)

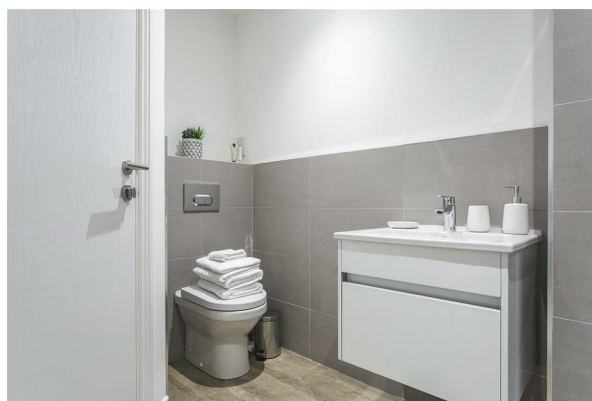
Built-in power sockets with USB ports, recessed LED down-lighters, smoke alarm, wood-grain finish Amtico flooring, Victorian-style column radiator and two hardwood framed double glazed sash windows to the side elevation.



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### Contemporary En-Suite Shower Room

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



### OUTSIDE

#### Landscaped Georgian Style Walled Garden

There will be 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.

### 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 gas cost and increased efficiency, offering a centralised heating system which supplies heat and hot water to each apartment and is individually metered.

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## LEASE AND SERVICE CHARGES

The property will be subject to 125 year lease once completed with a monthly service charge of £80 per calendar month.

## PLEASE NOTE


The photos used are illustrative purposes only and are of Apartment 7 on the second floor.




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## 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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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