

133 Cobden Street, Derby, DE22 3GY

Price Guide £70,000



DESCRIPTION & ACCOMMODATION

1 BED FIRST FLOOR APARTMENT
DERBY CITY CENTRE LOCATION
IDEAL INVESTMENT OR FIRST TIME BUY
VACANT POSSESSION
INTERNAL VIEWING ADVISED
SPACIOUS ROOMS THROUGHOUT
BRIGHT LOUNGE
DOUBLE BEDROOM
MODERN KITCHEN & BATHROOM
AVAILABLE NOW

NEW INSTRUCTION IN CENTRE OF DERBY
ARE YOU LOOKING FOR YOUR FIRST HOME OR AN
INVESTMENT BUY?
LOOK NO FURTHER THIS GREAT FIRST FLOOR APARTMENT
IS READY TO MOVE INTO
OFFERED WITH A PRICE GUIDE OF £70,000 TO £75,000
INTERNAL VIEWING ADVISED



DESCRIPTION & ACCOMMODATION

DO NOT MISS! a lovely and most deceptive first floor apartment located close to Derby city centre with great transport links, bus routes and within walking distance to city centre.

ideally suited to a first time or investor buyer

DESCRIPTION

A spacious one bedroom first floor flat in a popular location close to Ashbourne Road offered with benefit of NO ONWARD CHAIN. The accommodation benefits from gas central heating and double glazing and in brief comprises of an entrance hallway with private access, ample storage space, good size kitchen, lounge, double bedroom and modern bathroom.

room. The property has a pleasant outlook to the front and rear over a green area and offers easy access to Derby City, the Royal Derby Hospital and the A38. Internal viewing comes highly advised.



ENTRANCE VESTIBULE

With useful external cupboard housing electric meters and also a bin store, a double-glazed door leads into the entrance vestibule with central heating radiator and stairs ascending to the accommodation on the first floor

FIRST FLOOR LANDING

A generous landing area with access to loft space, plenty of storage cupboards with one housing the central heating boiler, a second "walk into" storage room with high level double-glazed window and an additional airing cupboard with slatted shelving.

Doors from landing leading to:

BATHROOM

6'5" x 4'11" (1.96m x 1.50m)

Fitted with a modern white suite comprising panelled bath with mains fed shower, glass shower screen and additional taps, tiling to walls, pedestal wash hand basin, low level WC, central heating radiator and double-glazed window.





BEDROOM

13'9" x 9'5" (4.19m x 2.87m)

A lovely double bedroom with double-glazed window, central heating radiator, TV and power points, with free standing double wardrobe which can remain if the new owner wishes.

LOUNGE

13'9" x 10'10" (4.19m x 3.30m)

Again a generously proportioned lounge with large double-glazed window, central heating radiator, TV, telephone and power points

KITCHEN

A generous kitchen fitted with a modern range of wall and base units, Integrated oven, with hob and extractor over, plumbing and space for washing machine, space for fridge/ freezer in cupboard housing NB: the fridge/freezer as seen which we are advised is less than a year old is included within the sale of the property.

Single drainer sink unit with mixer tap over, tiled splash backs, tiled flooring, and double -glazed window .

OUTSIDE

As previously mentioned a useful bin store and meter cupboard, at the entrance to the apartment.

There is also a communal drying area and open plan grass area to the front of the property.

There is also on street parking to the front.

TENURE

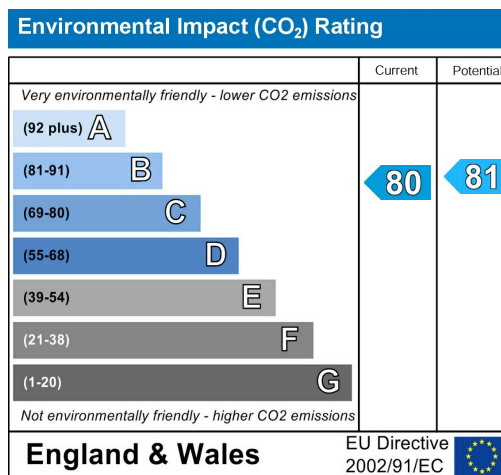
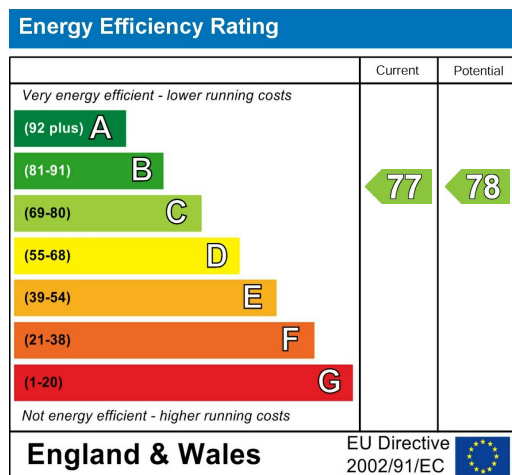
TENURE

This is a leasehold property with 101 years remaining as advised by the seller.

SERVICE CHARGES

We are advised the service charge for the period April 2019 to April 2020 was £267.00

All leasehold and service charge information should be verified by any intending purchasers solicitor.



TJS Reference:

Property Type: Flat - Purpose Built

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Postal Code: DE22 3GY

EPC: C

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.