



SUMMARYA spacious and well presented first floor apartment conveniently located for access to Derby City, Littleover Village and the Royal Derby Hospital. The property is to be sold with no onward chain and should be of particular interest to a first time buyer or buy to let investor - VIEWING ADVISED.DESCRPTIONA spacious and well presented first floor apartment conveniently located for access to Derby City, Littleover Village and the Royal Derby Hospital. The accommodation is accessed via a secure communal area, and has a large open plan living kitchen with double doors to the balcony, double bedroom suite that also has access to the balcony and bathroom. Outside can be found off road parking. The apartment is to be sold with the advantage of having no onwads chain and would ideally suit a first time buyer or buy to let investor.Entrance The accommodation is accessed via a secure communal area and has entrance door leading to:Dining Area 12' 9" x 9' 3" (3.89m x 2.82m)Having entry-com system, wood effect laminate flooring, door to inner hallway and telephone point. Open access into kitchen and living area.Kitchen 9' 4" x 8' 2" (2.84m x 2.49m)Fitted with modern matching wall and base units and roll top preparation work surfaces incorporating a stainless sink and drainer, integral oven and hob, integral fridge and freezer, plumbing for dishwasher and washing machine and tiled flooring.Open Plan Living Area 22' 4" x 10' 1" (6.81m x 3.07m)Having double glazed patio doors giving access to the balcony, two storage heaters, TV point, built-in cupboard and airing cupboard and double doors giving access into the bedroom.Inner Hallway Having wood effect flooring and spotlighting.Bedroom 13' 6" x 10' 3" (4.11m x 3.12m)Having double glazed patio doors giving access to the balcony, wood effect laminate flooring, wall mounted electric heater, built-in wardrobe and dressing table.Bathroom Fitted with a three piece suite comprising of panel bath. Pedestal wash hand basin, low level WC, fully tiled walls, shaver point and heated towel rail.Outside Can be found allocated parking space accessed via secure gates and bike sheds.1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.2. These particulars do not constitute part or all of an offer or contract.3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.4. Potential buyers are advised to recheck the measurements before committing to any expense.5. Burchell Edwards has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.6. Burchell Edwards has not sought to verify the legal title of the property and the buyers must obtain verification from their.

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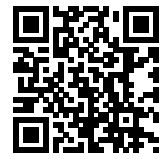
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