



109 Parkway, Chellaston, Derby, DE73 5QB

**No Onward Chain
£149,950**

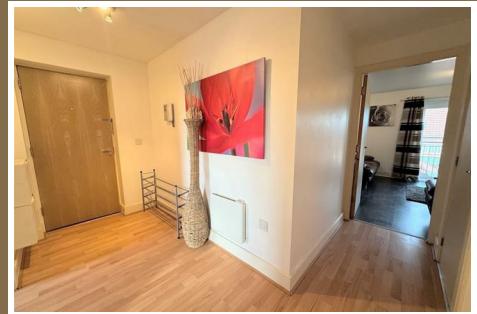


Enjoy a set-back off the road court yard position is this modern apartment building of just six properties. This smartly presented, two double bedroom, top floor apartment offers superb open plan living and comes with two car parking spaces. This superb apartment is offered for sale with no upward chain.



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DIRECTIONS

Approaching Chellaston from Derby upon Derby Road, turn right at the traffic island onto Parkway, follow the road passing Homefield Primary school and two traffic calming junctions, after the second turn immediately left into a private drive approaching the development.

The second floor apartment is electrically heated and UPVC double glazed briefly comprising, entrance hallway with a deep built-in store cupboard, two double bedrooms, the main with fitted wardrobes, a spacious three-piece bathroom with shower over bath, and a spacious open plan living dining kitchen with French doors opening onto a Juliet balcony. The property benefits from lightwood flush doors and chrome handles throughout.

Externally, there are two allocated car parking spaces and pleasantly maintained surroundings.

The property is located close to Chellaston centre having an impressive range of local amenities and facilities including grocery stores, schooling, healthcare provisions, café and popular public houses. Ease of access can be sought to the city centre and A50 road network.

A superb apartment offered for sale with immediate vacant possession and no upward chain.

ACCOMMODATION

GROUND FLOOR

Communal front and rear doors, telephone intercom system, stairs to all floors. Post Box. Access to electric meter cupboard.

SECOND FLOOR

PRIVATE ENTRANCE HALLWAY

A spacious 'L' shaped hall having laminate flooring, telephone intercom, smoke alarm, wall mounted 24 hour timer electric heater and built-in deep storage cupboard housing hot water cylinder and fusebox.

BEDROOM ONE

12' x 9'9" (3.66m x 2.97m)

A comfortable double bedroom with fitted wardrobes, laminate flooring, rear facing UPVC double glazed window, wall mounted 24 hour timer electric heater.

BEDROOM TWO

10'8" x 9'9" (3.25m x 2.97m)

A second spacious double bedroom with ample space for all furniture, rear facing UPVC double glazed window, wall mounted 24 hour timer electric heater.

BATHROOM

7'3" x 6'6" (2.21m x 1.98m)

Spaciously appointed with a white three piece suite comprising a panelled bath with mains shower over with glass shower screen and additional handheld shower, tiled walls, wash

basin and WC, tiled floor, UPVC double glazed window, extractor fan, inset ceiling spotlights, wall mounted 24 hour timer electric heater.

OPEN PLAN LIVING KITCHEN

LIVING AREA

18'4" x 11'10" (5.59m x 3.61m)

With ample space for living and dining furniture, front facing Juliet balcony with UPVC double glazed French doors, additional window, laminate flooring, media connections, wall mounted 24 hour timer electric heater.

KITCHEN

8'1" x 7'10" (2.46m x 2.39m)

Appointed with a plentiful range of fitted wall and base units with matching cupboard and drawer fronts and display cabinets, laminate works surfaces, tiled splashback, integrated electric oven, electric ceramic gas hob and extractor fan over, space for an upright fridge freezer and washing machine, stainless steel sink and drainer, inset ceiling spotlights, tiled floor. Spotlighting in glass wall cabinets and above sink unit area. Fully tiled wall.

OUTSIDE

Externally, there are two allocated car parking spaces and pleasantly maintained surroundings.

TENURE

Prospective purchasers should note that this property is leasehold and subject to a head lease of 999 years which commenced in December 2005. The owner has informed Boxall Brown and Jones that there is no ground rent but a monthly service charge of £165.65 which is £993.92 every six months. This information should be verified with the Boxall Brown and Jones if further clarification is required.



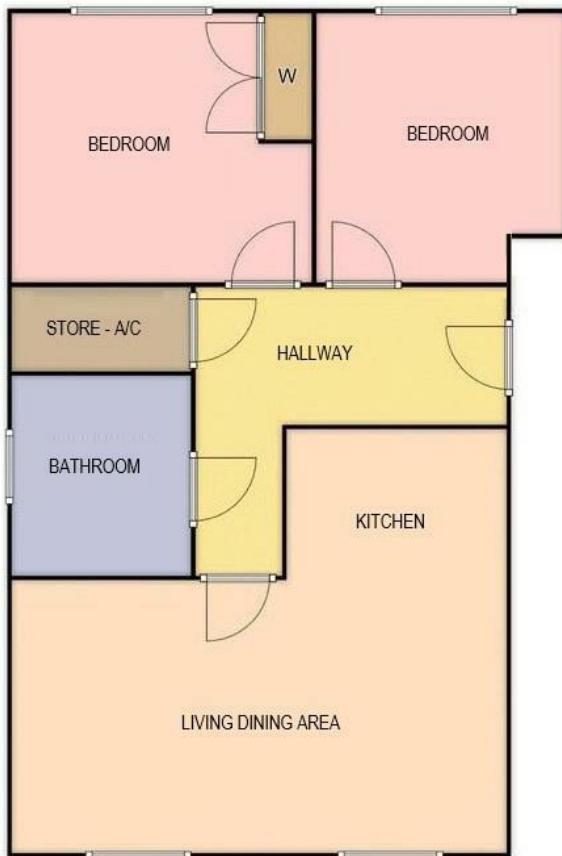




Road Map



Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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