



## Flat 3, 136 Whitaker Road, Derby, DE23 6AP

**£130,000**



A charming two bedroom loft style apartment conversion with quality UPVC double glazed sash windows, gas central heating all combining to create characterful accommodation with a real homely feel.





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The accommodation commences from the first floor external staircase with main front door leading into a lobby area with coat hanging and shoe storage space, stairs lead to the second floor arriving at a pleasant lobby suitable for a study if required, off the lobby all rooms can be accessed, including a spacious open plan living dining room, a well appointed kitchen with space for all appliances, a large double bedroom with fitted wardrobes, a smaller second bedroom and a very spacious bathroom with four piece suite.

Externally there is a residents car park supplemented by unrestricted street parking.

Whitaker Road is an attractive street accessed from Burton Road positioned between Littleover high street home to an impressive range of local amenities and the city centre. Nearby is also the Derby Royal hospital, beautiful parks and supermarkets.

A highly individual apartment worthy of a detailed internal viewing.

## ACCOMMODATION

### GROUND FLOOR

An external stair case leads to the first floor front door.

### ENTRANCE LOBBY

UPVC double glazed front door leading into a lobby area with coat hanging and shoe storage space, stairs rise to the second floor.

### LANDING

A pleasant space with room to be used as a study, access leads off to all rooms.

### OPEN PLAN LIVING DINING ROOM

17' x 14'9" (5.18m x 4.50m)

A beautiful room with wooden floorboards, feature shelving, twin UPVC double glazed sash windows, media connections, built-in storage cupboards, serving hatch through to the kitchen, radiator.

### KITCHEN

13'10" x 6'2" (4.22m x 1.88m)

Beautifully appointed with an impressive range of fitted wall and base units having matching cupboard and drawer fronts, laminate work surfaces including a breakfast bar dining area purposely set beneath the UPVC double glazed sash window with a pleasant outlook, electric oven, gas hob and extractor fan over, integrated fridge and dishwasher, space for a washing machine, concealed combination gas boiler, stainless steel sink and drainer, inset ceiling downlighters and radiator.

### BEDROOM ONE

15'4" x 11'5" (4.67m x 3.48m)

Very spacious with fitted wardrobes, front facing UPVC double glazed sash window, radiator.

## BEDROOM TWO

8'4" x 8' (2.54m x 2.44m)

A smaller second bedroom or study with rear facing UPVC double glazed sash window and radiator.

## BATHROOM

A very spacious bathroom appointed with a four piece suite comprising a deep panelled bath, a separate shower enclosure with a mains shower over, wash basin and WC, tiled floor, UPVC double glazed sash window, chrome towel radiator.

## LEASE

The property was originally granted a 125 year lease commencing 2004.

Current associated costs are:

£800 management and maintenance.

£417 buildings insurance.

£300 ground rent.

All costs are per year and correct at time of going to market July 2025.

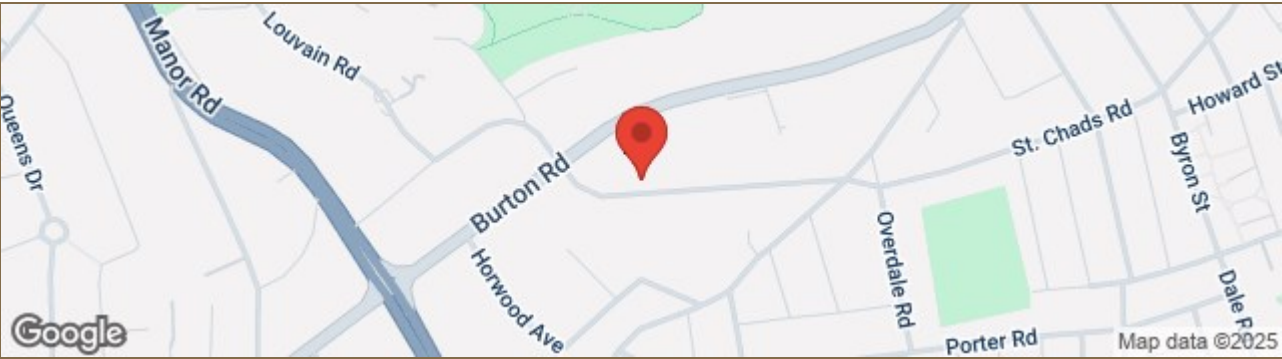








## Road Map



## Viewing

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

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## Energy Efficiency Graph

