



19 Halcyon, Ashbourne Road, Derby, DE22 3FS

£90,000



Enjoying a highly convenient position close to the city centre is this modern one bedroom ground floor apartment with large open plan living dining kitchen attractively offered for sale with no upward chain.



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DIRECTIONS

Approaching the city centre from Ashbourne Road, the entrance to Halcyon can be found on the right, directly opposite the junction for Merchant Street.

This ideal first time buy or buy to let investment is located a short distance away from the fashionable Friar Gate area of the city centre home to popular bars and restaurants.

The sale of this well presented apartment is attractively offered for sale with no upward chain and immediate vacant possession.

The gas centrally heated and UPVC double glazed accommodation comprises, private entrance hallway with intercom entry system, large open plan living dining kitchen with Juliet style patio doors, fitted kitchen with integrated appliances, large double bedroom and spacious bathroom with shower over bath.

Externally, there is a secure gated car park with allocated space.

An ideal and affordable city centre apartment.

ACCOMMODATION

COMMUNAL ENTRANCE

Secure door from car park, stairs to upper floors.

PRIVATE ENTRANCE HALLWAY

Main front door, telephone intercom, radiator and accessing all rooms.

OPEN PLAN LIVING DINING KITCHEN

22'1" x 12'6" (6.73m x 3.81m)

A large open plan space with plentiful room for lounging and dining furniture, UPVC double glazed sliding doors with railings and additional window allow for plenty of natural light, media connections and two central heating radiators.

The kitchen area is fitted with a range of wall and base units with matching cupboard and drawer fronts in white, wood effect laminate work surfaces, stainless steel sink and drainer, electric oven, hob and extractor fan over, integrated fridge, freezer and washing machine, concealed central heating boiler.

BEDROOM

11' x 10'6" (3.35m x 3.20m)

A comfortable and spacious double bedroom with ample room for a bed, wardrobes etc, high level UPVC double glazed window with blind, radiator.

BATHROOM

7'7" x 6'10" (2.31m x 2.08m)

Spacious and appointed with a white three piece comprising a panelled bath with enlarged showering area, matching screen and shower over, wash basin and WC, extractor fan, chrome radiator and inset ceiling spotlights.

OUTSIDE

Residents car park with allocated space.

LEASE DETAILS

We are advised there are 183 years remaining on the lease.

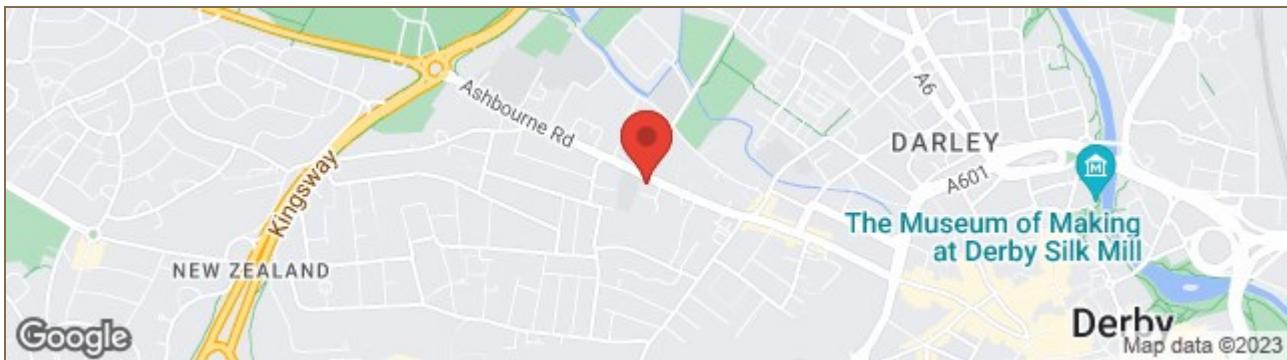
Property management costs are £93.98 per month.

RENTAL DETAILS

The apartment was most recently rented at £575 PCM.



Road Map



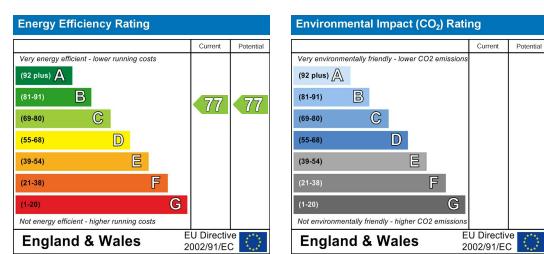
Viewing

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



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