Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

31 Auriga Court, Derby, Derbyshire, DE1 3RH

£125,000

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A top floor, two double bedroom, two bathroom, spacious apartment with superb open plan living dining kitchen and garage in the much favoured Chester Green area immediately adjoining the city centre No Chain.

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The principal bedroom has an en-suite whilst bedroom two has shared access to the main bathroom. An ideal set-up for two people buying together or for buy to let investors seeking professional sharers.

Residents are attracted to Chester Green due to its close proximity to the city centre, quick access to the riverside cycle path leading to Pride Park, Wyvern and Raynesway along with the splendid Darley Park, Darley playing fields and Chester Green itself.

ACCOMMODATION

ENTRANCE HALLWAY
Main front door, telephone intercom, radiator

OPEN PLAN LIVING DINING KITCHEN
19'8 x 16'0 (5.99m x 4.88m)
A superb space having a corner sofa, dining table and chairs, storage and display units, Juliet style balcony, fitted kitchen units with matching cupboard and drawer fronts, laminate work surfaces, electric oven, gas hob and extractor fan over, Integrated fridge, freezer and dishwasher, stainless steel sink and drainer, inset ceiling downlighters and radiators

UTILITY CUPBOARD
Having an automatic washing machine and housing the boiler, also providing storage space

BEDROOM ONE
9'10 x 9'7 (3.00m x 2.92m)
A spacious double bedroom with double glazed window, twin built in wardrobes, radiator and private access into:

LEASE DETAILS
999 year lease in 2005
Managed By Dove Property Management
Service charge is currently £468.67 for 6 months

ENSUITE
Double width shower cubicle, wash basin and WC, Velux window, extractor fan and radiator.

BEDROOM TWO
9'11 x 8'6 (3.02m x 2.59m)
A second generous double bedroom with double glazed window, radiator and access into the main bathroom (also accessed from the hallway.)

BATHROOM

8'6 x 6'1 (2.59m x 1.85m)

Bath with shower over, wash basin and WC neatly fitted into a storage unit, tiled floor, double glazed window and radiator.

OUTSIDE

Street parking requiring a residents permit available from the City Council. The apartment also comes with an integral garage providing secure parking/storage.

PLEASE NOTE

The marketing photographs shown were taken prior to the previous tenancy. The property is now vacant and offered for sale with no upward chain and immediate vacant possession.

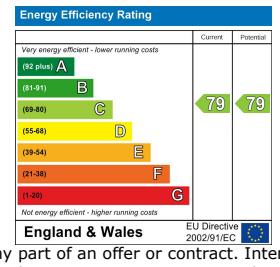
Road Map

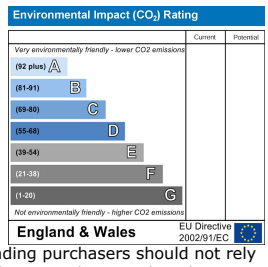
Floor Plan

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





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