Boxall Brown & Jones

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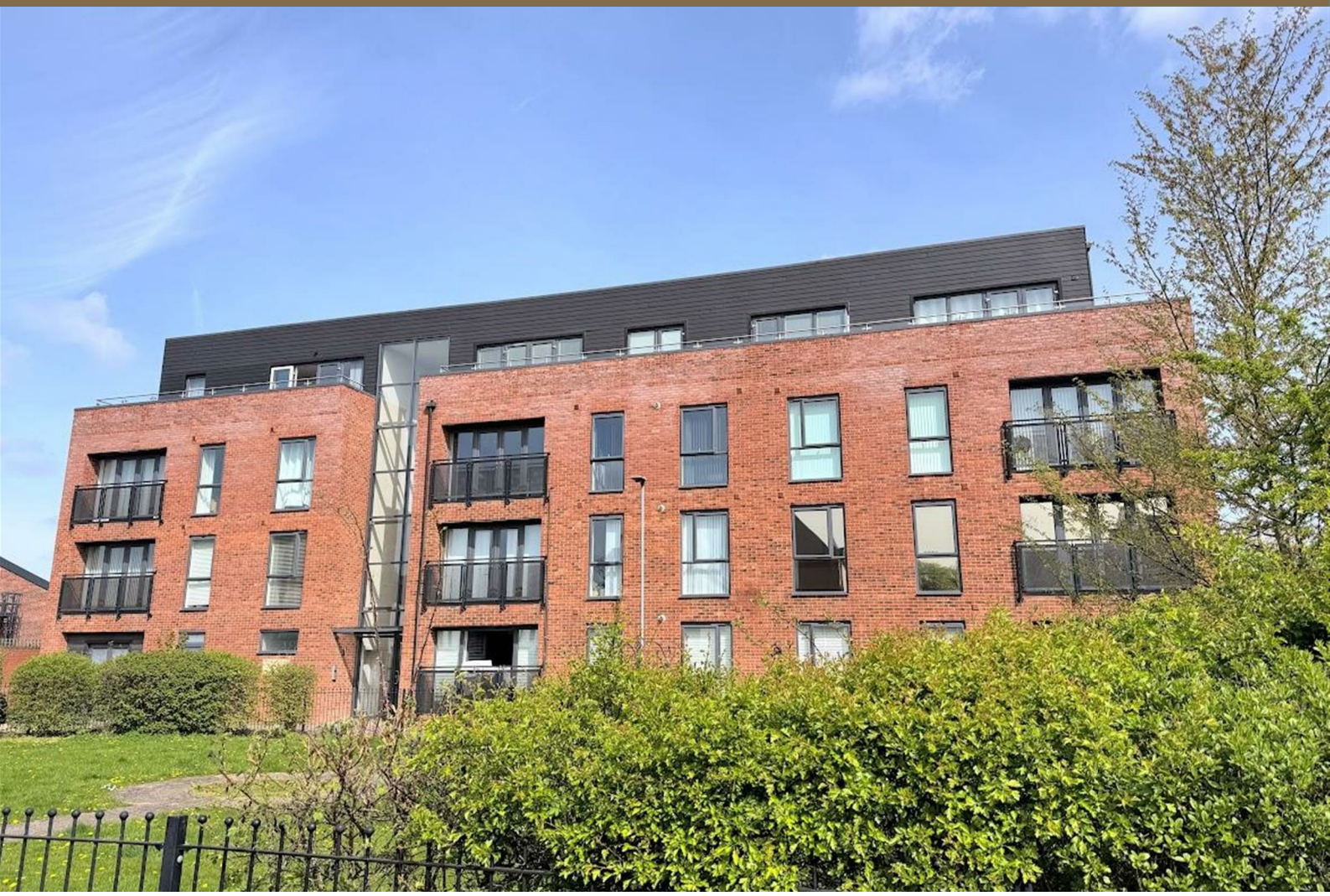
Residential Lettings
Property Management



Apartment 17, Cambridge House Somerset Close, Derby, DE22 3XQ

£157,500

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A superb second floor apartment (with lift) of spacious layout featuring two double bedrooms, two bathrooms and an open plan living dining kitchen with balcony.

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£157,500

This highly impressive apartment is located close to the Derby Royal Hospital, city centre and A38 road network.

The beautifully styled accommodation includes both UPVC double glazing and gas central heating with spacious accommodation comprising, entrance hallway with large cloaks cupboard, spacious open plan living dining kitchen with balcony, principal bedroom suite with fitted wardrobes and en-suite, double bedroom two and bathroom.

Externally, there is an allocated car parking space, lawned communal gardens all within a pleasant leafy setting.

The property enjoys ease of access to the useful amenities including supermarket, gym, public house, café and retail outlets at the Kingsway Retail Park, The Derby Royal Hospital is a short distance away as is the city centre, Markeaton park and A38 road network.

A stunning apartment ideal for a first time buyer.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE
With stairs and lift to all floor, residents notice board and mailboxes.

SECOND FLOOR

ENTRANCE HALLWAY
A spacious 'L' shaped hallway with main front door, inset floor mat, radiator and access into:

CLOAKS CUPBOARD
With twin opening doors, plentiful storage and housing combination boiler.

OPEN PLAN LIVING DINING KITCHEN
21'8" x 12'10" (6.60m x 3.91m)

LIVING AREA
With plentiful space for comfortable furniture, UPVC double glazed French doors opening onto a shallow balcony, media connections, telephone intercom, radiator.

DINING KITCHEN
With space for a table and chairs, the kitchen is appointed with a generous range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven, gas hob, extractor fan, space for a washing machine and upright fridge freezer, vinyl flooring, inset spotlights, radiator.

BEDROOM ONE
14'11" x 8'8" (4.55m x 2.64m)
A spacious main bedroom with twin fitted wardrobes with space for a central bed, full height UPVC double glazed window overlooking the front communal gardens, radiator.

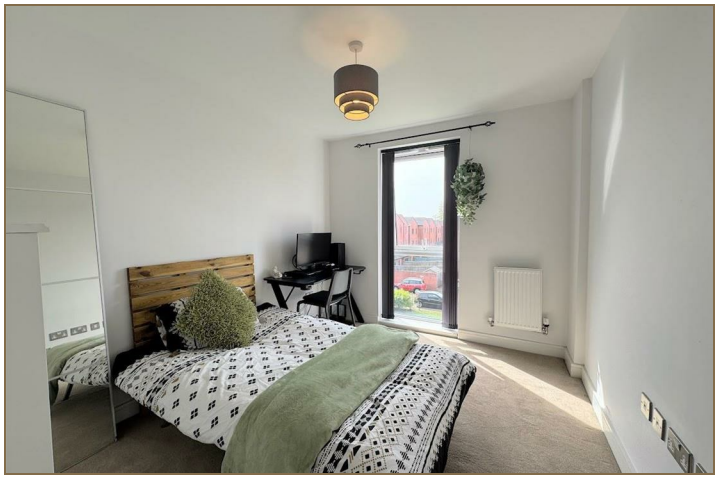
EN-SUITE
7'5" x 5'10" (2.26m x 1.78m)

BEDROOM TWO
10'11" x 9' (3.33m x 2.74m)
With a full height UPVC double glazed window overlooking the front communal gardens, radiator.

BATHROOM
7'8" x 6'3" (2.34m x 1.91m)

TENURE
Leasehold

£250.00 P/A Ground rent
Half yearly service charge £845.94
116 years remaining on the lease



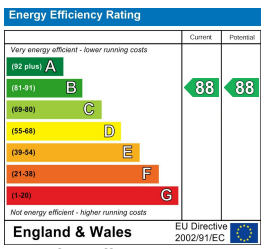
Road Map

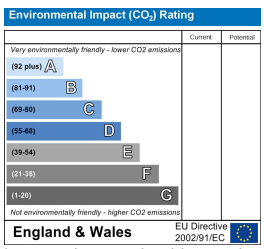
Floor Plan

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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