



Apt 9 The Beresford, Drewry Court Uttoxeter New Road, Derby, DE22 3XH

Open To Offers £79,950



A smartly presented one bedroom first floor apartment with balcony and secure car park located in this popular development close to the city centre and Royal hospital, within short walking distance of local supermarket and shops. NO CHAIN.



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ACCOMMODATION

MAIN COMMUNAL ACCESS

With secure key entry. Stairs to first floor.

ENTRANCE HALLWAY

Main front door, storage cupboard and space for a washing machine, electric heater and intercom phone.

OPEN PLAN LIVING KITCHEN

20'2" x 10'11" (6.15m x 3.33m)

A spacious living area featuring UPVC double glazed French doors opening onto a generously sized balcony. The room also benefits from an electric fire, additional electric heater and media connections.

The kitchen area is fitted with a excellent range of stylish modern wall and base units with matching cupboard and front drawers, complimented by wooden work surfaces including a breakfast bar, tiled splashback, stainless steel sink and drainer, electric oven and hob with extractor hood over, fridge and dishwasher.

Attic storage space accessible via the living room.

BEDROOM

10'9" x 10'4" (3.28m x 3.15m)

A generous double bedroom with UPVC double glazed window, electric heater and ample space for a double bed and additional furniture including wardrobe and drawers.

BATHROOM

5'11" x 5'8" (1.80m x 1.73m)

Fitted in white with a three piece suite comprising a bath with electric shower over, wash basin and WC, tiled walls, extractor fan, electric heater and towel rail.

OUTSIDE

Residents car park with CCTV set behind secure vehicular gates with remote access.

This property has an estimated rental value of £700-£750 PCM.

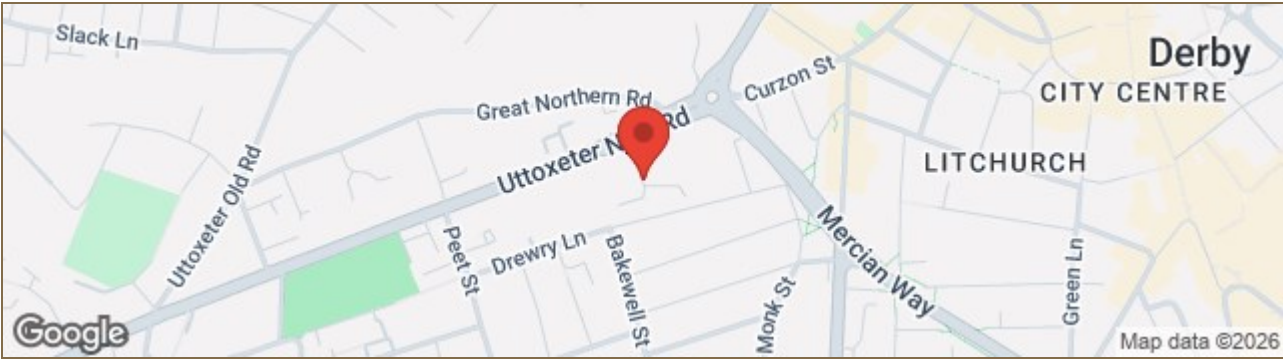
LEASEHOLD

The lease is for 999 years with has 973 remining on it.

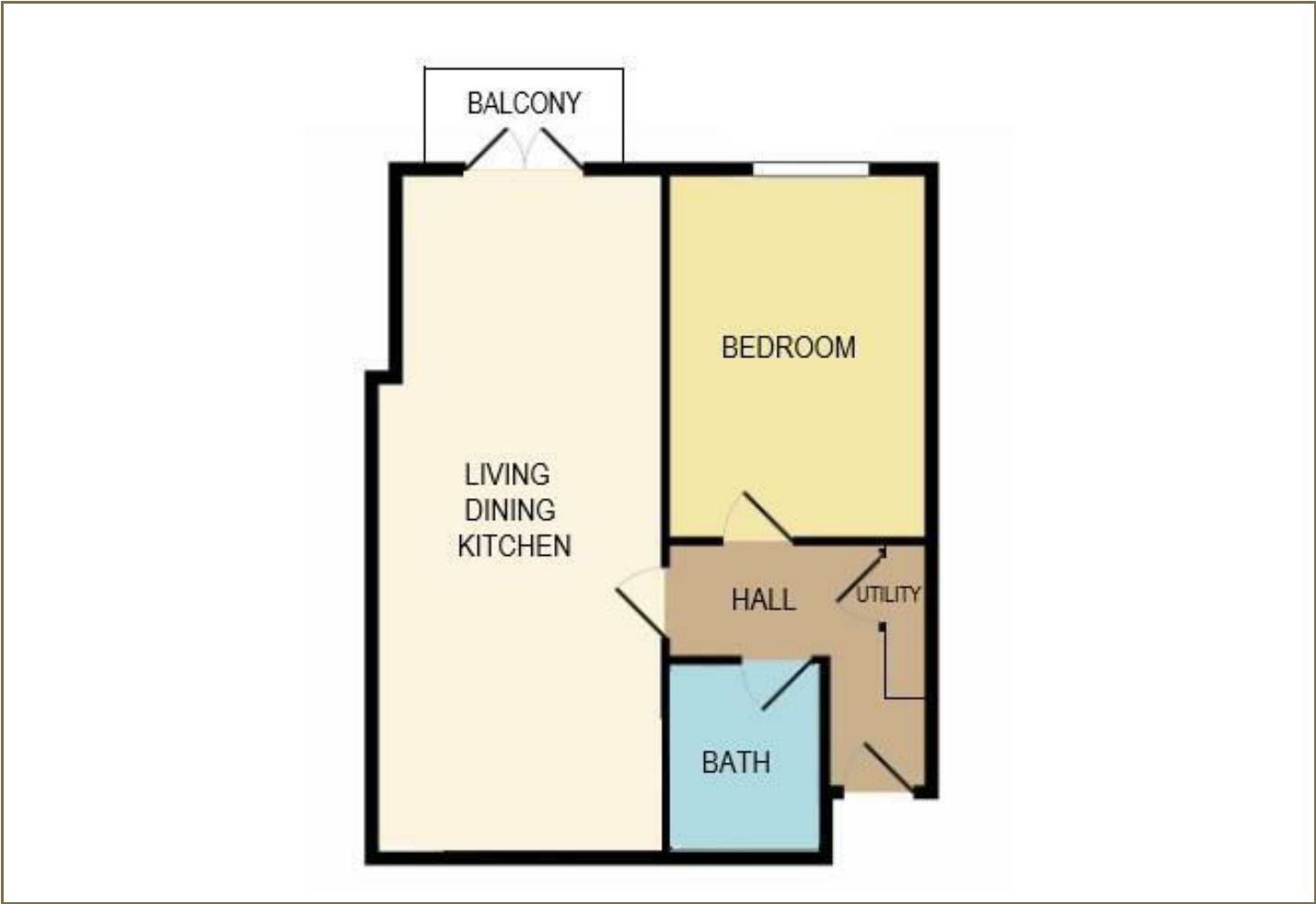
The ground rent and service charge is £97.40 per month.



Road Map



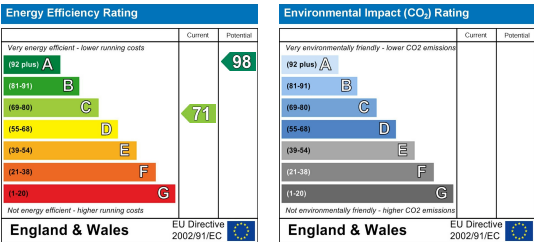
Floor Plan



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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