



41 William Street, Derby, DE1 3LT

£114,950



A generously proportioned two double bedroom first floor flat with balcony located close to the city centre.



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DIRECTIONS

Approaching the property from the city centre along Garden Street immediately after passing the petrol station turn left onto Kedleston Street follow the road taking the sharp right turning continuing along following the road to the left where the entrance to William Street will be found on the left. Viewers arriving by car should observe local parking restrictions.

The accommodation provides both UPVC double glazed and gas centrally heated accommodation briefly comprising large entrance hallway with three store cupboards one housing the modern combination gas boiler, dining kitchen with access to an enclosed and covered balcony, lounge, two double bedrooms one with built-in wardrobes and bathroom with shower over bath.

To the ground floor is the secure communal entrance hallway and stairs to the first floor, there is also a secure storage cupboard.

The property has attractive surrounding communal gardens mainly laid to lawn with mature trees and pedestrianised areas giving ease of access towards the city centre. There are surrounding parking areas for residents.

There is a good range of local amenities including convenience stores, public green spaces, popular public houses with a comprehensive range of amenities and facilities found in the nearby city centre.

COMMUNAL ENTRANCE

Securely accessed by fob or telephone intercom, stairs to first floor, door into storage area.

SECURE STORE

7'11" x 4'1" (2.41m x 1.24m)

A lockable storage area suitable for bikes etc.

ACCOMMODATION

ENTRANCE HALLWAY

Very spacious with main front door, three store cupboards, one housing the modern combination boiler providing domestic hot water and gas central heating, laminate flooring, telephone intercom and radiator.

KITCHEN

11'4" x 10'5" (3.45m x 3.18m)

With space for a dining table and chairs, the kitchen is fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, space for a gas oven, fridge freezer and washing machine, vinyl floor covering, radiator, UPVC double glazed window and door leading onto a private enclosed and covered balcony.

LOUNGE

14'11" x 11'2" (4.55m x 3.40m)

A pleasant sitting room with two UPVC double glazed windows with an aspect across the front and side pedestrianised areas, media connections, radiator.

BEDROOM ONE

12'2" x 11'5" (3.71m x 3.48m)

A generous double bedroom with UPVC double glazed window, radiator.

BEDROOM TWO

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

A second generous double bedroom with UPVC double glazed window, built-in wardrobe, radiator.

BATHROOM

10'7" x 4'1" (3.23m x 1.24m)

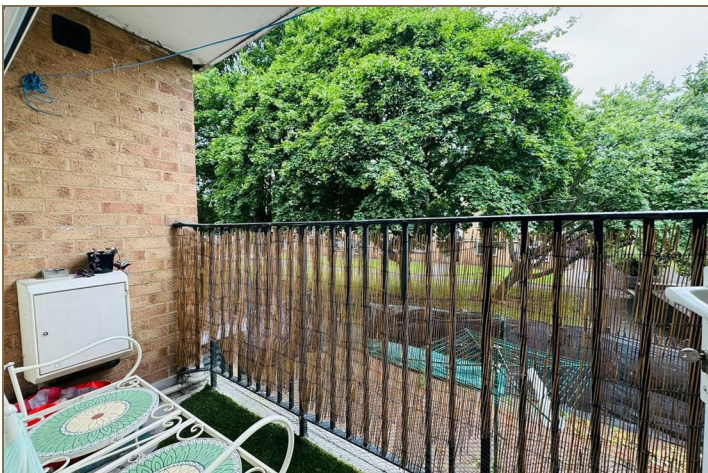
Appointed with a white three piece bathroom suite comprising a panelled bath with electric shower over and tiled walls, low level WC and wash basin, vinyl flooring, UPVC double glazed window, radiator.

LEASE DETAILS

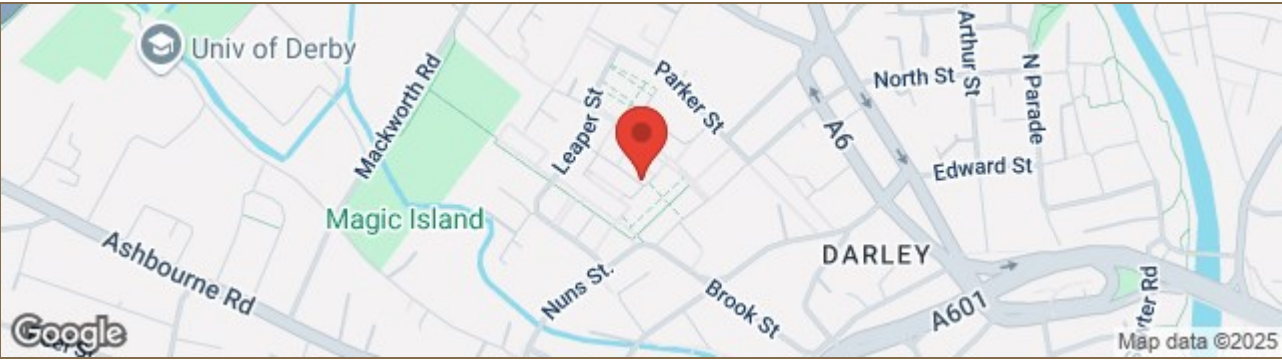
A 125 year lease was granted on 29th January 1990 by Derby City Council now Derby Homes with 90 years remaining.

The current associated lease costs from 1st April 2025 - 31st March 2026 are £70.95

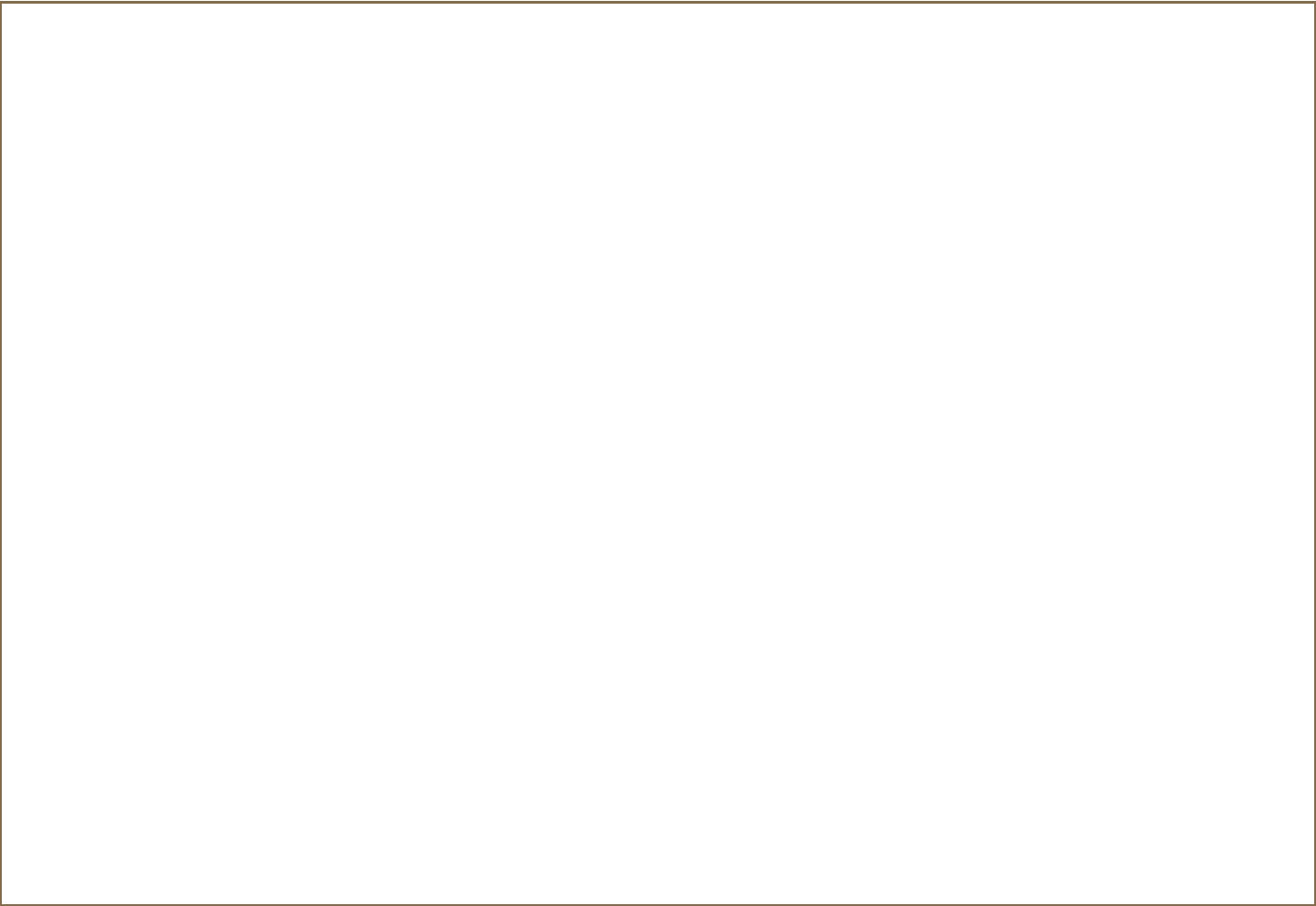
per month which includes, lighting, day to day repairs, door entry, grounds maintenance, cleaning of communal areas and management fees.



Road Map



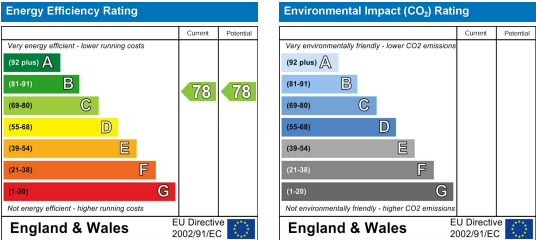
Floor Plan



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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