



Magnus Court,  
Chester Green, Derby  
DE21 4TQ

**£125,000 Leasehold**



THIS IS A SECOND FLOOR TWO BEDROOM APARTMENT SITUATED IN THIS PRESTIGIOUS DEVELOPMENT ON THE OUTSKIRTS OF DERBY.

Robert Ellis are pleased to be instructed to market this two bedroom second floor apartment which provides a lovely home for a whole range of buyers, from people buying their first property to somebody who might be downsizing or investors looking for a property which would be easy to rent. Being situated on the second floor of the development, people will see for themselves when they view the property it has a lovely feel which we are sure will appeal to many potential buyers. The property is tastefully finished throughout and being situated in Chester Green, is within easy reach of Derby city centre and to the A52 and motorway network which provides easy access to towns and cities throughout the region.

The property was constructed approximately 15 years ago and all the external communal areas and internal hallways are maintained by the appointed management company. The accommodation derives all the benefits of gas central heating and double glazing and being in a well insulated building is an extremely efficient and economical home to run in terms of gas and electricity costs. The property is entered from a communal landing through the front door to the spacious hallway, off which there is a built-in storage cupboard and doors leading to the lounge which has spacious feel with feature wood panelling to two walls and double opening French doors with a Juliette balcony and off the main living space there are double doors leading to the well fitted kitchen which has ranges of wall and base units and integrated cooking appliances, the two bedrooms are of a good size and there is a range of fitted wardrobes to the main bedroom and the bathroom has a white suite complete with a mains flow shower system over the bath. Outside there is a designated parking space and communal gardens and from the courtyard there is a locked gate which provides access onto Darley Park and playing fields which provides a lovely place to walk down to the River Derwent.

Chester Green is a sought after established residential area on the outskirts of Derby with the city centre being within easy walking distance and therefore the property is close to many amenities and facilities provided by the immediate area and the city centre and is also only a couple of minutes off the A52 which provides access to Nottingham and via the M1, A42 and A50 which provides access to other East and West Midlands towns and cities.



## Reception Hall

The property is entered through a communal front door into the reception hall, from which there are stairs taking you to the second floor landing and to the front door of the apartment we are selling.

## Hall

Wood panelled front door, laminate flooring which runs through into the main living area, radiator and off the hall there is a large built-in storage cupboard.

## Lounge/Sitting Room

17'4" x 14'3" max approx (5.28m x 4.34m max approx)

The main living area has double glazed double opening French doors with fitted blinds and a Juliette balcony looking out to the rear, feature panelling to two walls, laminate flooring and two radiators and from the living area there are double doors leading to:

## Kitchen

9' x 8'4" approx (2.74m x 2.54m approx)

The kitchen is fitted and has a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has a wine rack, space and plumbing for a dishwasher, integrated washing machine, cupboards, oven and drawers below, space for an upright fridge/freezer, matching eye level wall cupboards, tiling to the walls by the sink and cooking areas with a hood over the cooking area, recessed lighting to the ceiling, warm air plinth heater, gas boiler is housed in a matching wall cupboard and there is tiled flooring.

## Bedroom 1

13' x 8'3" approx (3.96m x 2.51m approx)

Double glazed window with fitted blind to the rear, radiator and range of fitted wardrobes.

## Bedroom 2

8'5" x 7'4" approx (2.57m x 2.24m approx)

Double glazed window with fitted blind to the rear and a radiator.

## Bathroom

The bathroom has a white suite and includes a panelled bath with a mains flow shower over the bath with a protective screen, low flush w.c. and hand basin with a mixer tap and double cupboard below, tiling to the walls by the bath and sink areas, tiled flooring, electric shaver point and a radiator.

## Outside

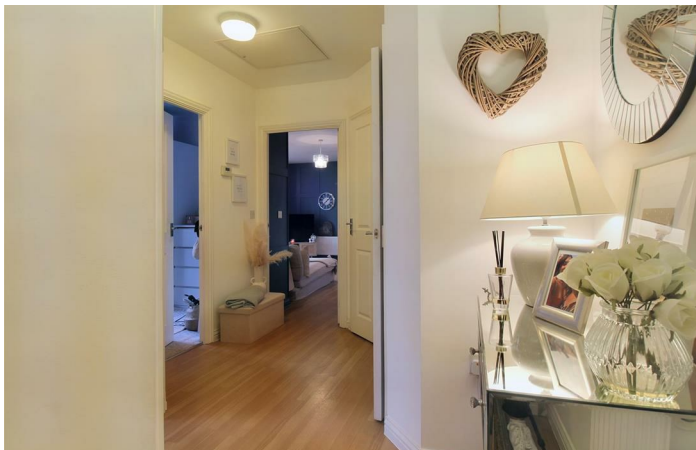
There is a designated parking space located close to the entrance of the apartment block and external communal garden areas which are maintained by the management company. There is a locked gate from the car park which provides access onto Darley Park and playing fields.

## Agents Notes

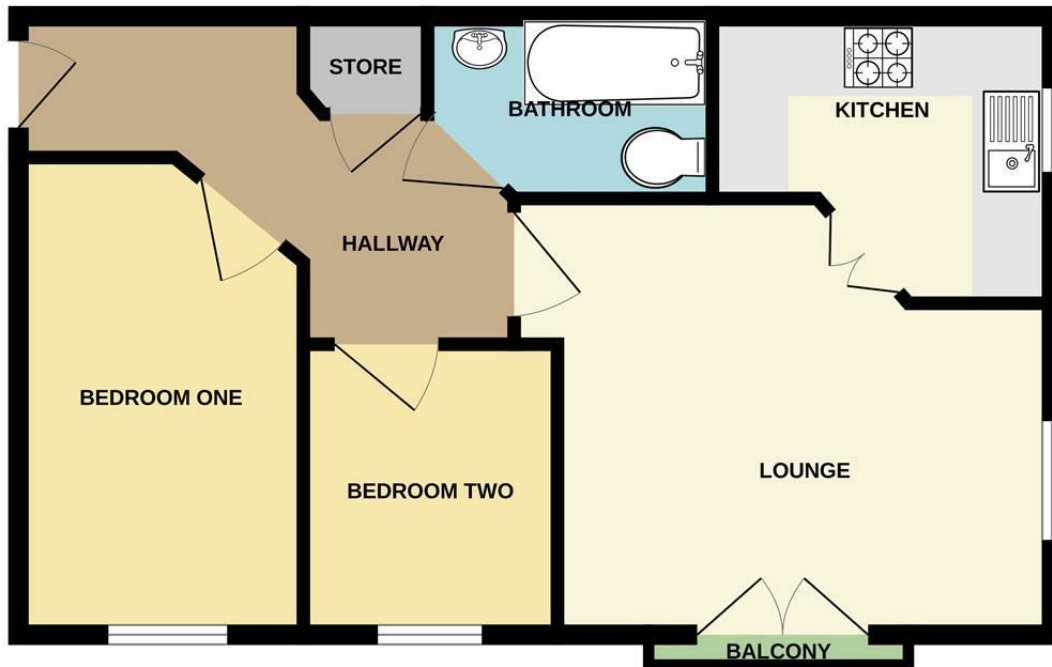
This is a leasehold property with a 125 year lease which commenced 1st June 2007. There is a ground rent and service charge of approx £1400 p.a.

## Council Tax

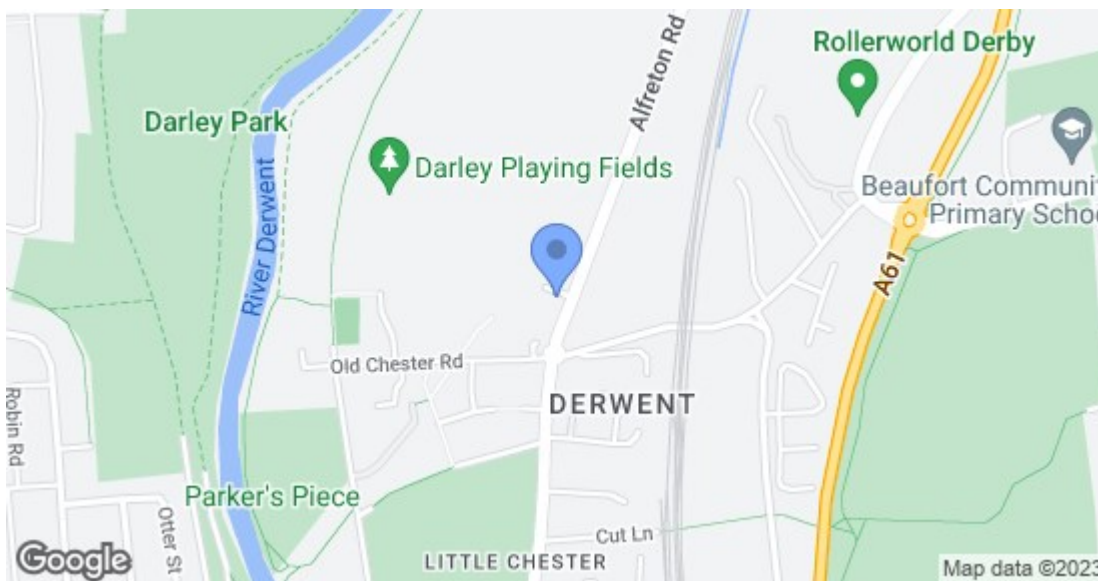
Derby Council Band B



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.