

SCARGILL
MANN & CO

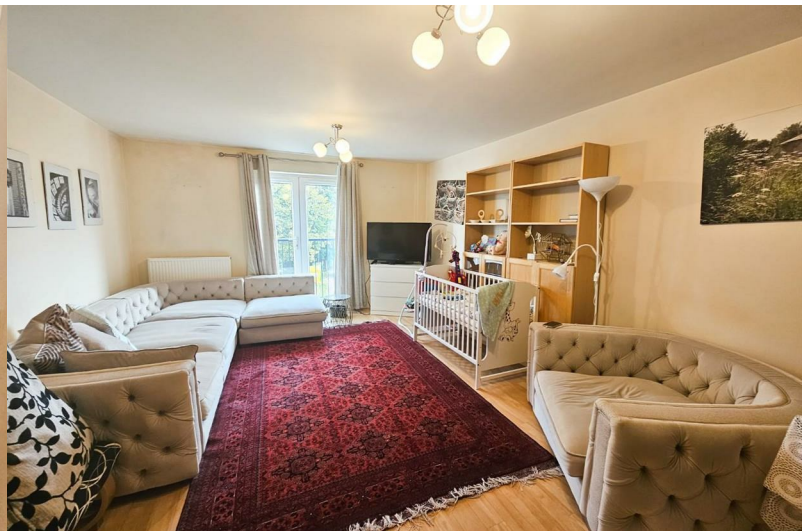
EST. 1995



4 Bishops Green St. Swithins Close

, Derby, DE22 3FX

£125,000



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GENERAL INFORMATION

THE PROPERTY

We are pleased to offer this second-floor apartment with no upward chain to the market. It has central heating, double glazing, an allocated parking space and secure entry to the building. The apartment offers an entrance hallway, open-plan lounge, diner, and fitted kitchen, a generous-sized principal bedroom with en-suite, a second bedroom, and a bathroom.

LOCATION

Bishop's Green is a quiet location that provides fast access to Derby city centre, the A38, A50 and the M1 motorway network; the apartment is a short walk from Royal Derby Hospital.

ACCOMMODATION

HALL

7'11" x 11'6" (2.43m x 3.51m)

Having a useful storage cupboard a further cupboard housing the domestic hot water and central heating boiler Doors lead off to

OPEN PLAN LOUNGE/DINER & KITCHEN

13'3" x 23'5" (4.06m x 7.14m)

Juliette Balcony to the front aspect, radiator and ceiling light with wood effect flooring. The kitchen area is fitted with a range of base cupboards and drawers with matching eyeliner cabinets. Worktops are inset with sink and hob. Integrated appliances include a fridge, freezer and oven with space for washing machine.

BEDROOM ONE

14'11" x 11'10" (4.57m x 3.61m)

With a window to the rear, radiator and ceiling light point

EN SUITE

5'11" x 6'8" (1.82m x 2.04m)

Equipped with a fully tiled shower enclosure hand wash basin and w.c. There are tiled surrounds, radiator and a window to the rear aspects

BEDROOM TWO

9'4" x 9'10" (2.87m x 3.02m)

Having a window to the front aspect, radiator and ceiling light point.

BATHROOM

7'4" x 5'6" (2.26m x 1.68m)

With a panelled bath, hand wash basin and W.C.

OUTSIDE

Outside is a allocated parking

LEASEHOLD

Our client advises us that the property is leasehold for an original term of 125 years from January 2005. There is no ground rent as owners are shareholders of the management company and have the option to become Directors.

Payable amounts are for the service charge and an amount for the 'reserve fund'. The total is £104.45

COUNCIL TAX BAND

Derby City - C

CONSTRUCTION

Standard Brick Construction
Standard Brick Construction with Dormer Cladded
Non Standard Construction

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 00/2024) DRAFT



Road Map



Hybrid Map



Terrain Map



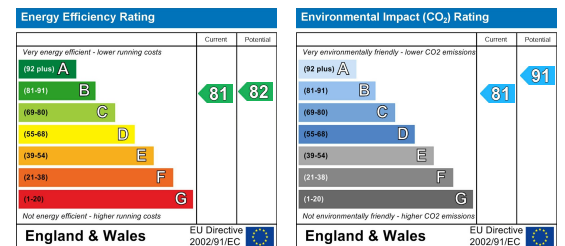
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.