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11 City Walk  
City Road  
Chester Green  
DE1 3QD

Offers Over  
£120,000

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- Currently tenanted at £685 pcm
- Within walking distance of the beautiful Darley Park
- Close to the City centre
- Gated courtyard with allocated parking space
- Secure communal entrance hall
- Private hallway
- Open plan living space with lounge/dining room and kitchen
- Master bedroom with en-suite shower room
- Second bedroom and separate bathroom
- Ideal first time buyer or investment

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

Spacious and well presented two bedroom second floor apartment, occupying a popular and convenient location in Chester Green a short walk to Derby city centre. The apartment forms part of the City Walk block and is accessed via secure communal entrance hall which in turn leads to the apartment's own private entrance hall. Internally it comprises open plan living space with lounge/dining area and kitchen, master bedroom with built in wardrobe and en-suite shower room, bedroom two and bathroom.

Outside, the property benefits from secure gated environment with allocated parking space.

### PLEASE NOTE

The apartment is currently tenanted commanding a rent of £685 pcm with a tenant who is keen to stay on in the property.

### LOCATION

The apartment is a short walk from the city centre which enjoys a full range of amenities. Chester Green has an attractive green, nearby Darley Park offering beautiful walks along the River Derwent and an excellent range of restaurants, bars in Darley Abbey Mills.

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### COMMUNAL ENTRANCE HALL

With intercom system, staircase leading to the:

##### ON THE SECOND FLOOR

##### PRIVATE ENTRANCE HALL

Boiler cupboard, radiator, double glazed door to:

##### OPEN PLAN LIVING SPACE

7.59 x 3.83 max (24'11" x 12'7" max)

Comprising:







#### LOUNGE/DINING AREA

Two radiators, double glazed window to front, TV aerial point.

#### KITCHEN AREA

With L-shaped preparation surface, matching up-stand, inset sink unit with mixer tap, fitted base cupboard and drawers, inset four plate gas hob with extractor hood over, built in oven and grill under, integrated fridge freezer and dishwasher, double glazed window to rear.

#### MASTER BEDROOM

3.25 x 2.74 (10'8" x 9'0")

Radiator, fitted wardrobe, double glazed window to front and door to:

#### EN-SUITE SHOWER ROOM

Comprising low flush w.c., pedestal wash hand basin, shower cubicle with electric shower, heated chrome towel rail/radiator, shaver point.

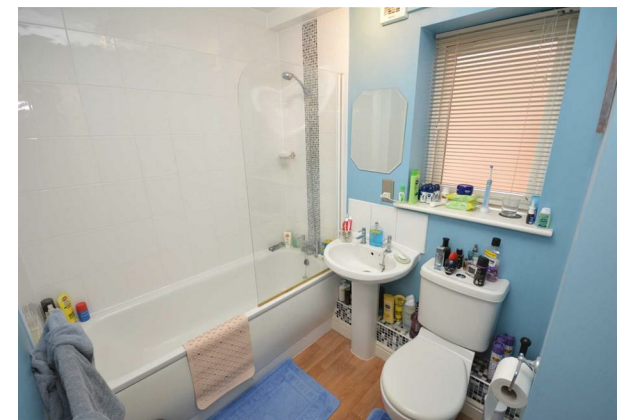
#### BEDROOM TWO

3.71 x 2.54 (12'2" x 8'4")

Radiator, double glazed window.

#### BATHROOM

White suite comprising, low flush w.c., pedestal wash hand basin, panel bath, part tiled walls, radiator, extractor fan, shaver point.



#### OUTSIDE & GARDENS

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The property is set within a secure and gated environment with allocated parking space.

#### TENURE

We have been advised that the property is Leasehold on a 999 year Lease which commenced in 2006. There is a service charge payable of £85.65 per month which includes ground rent. Prospective buyers are advised to get this information checked by their legal advisor/conveyancer.

#### COUNCIL TAX BAND

Derby City - B.

#### DIRECTIONAL NOTE

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From Derby proceed out of town into Chester Green on Mansfield Road. City Point is located on the junction on Mansfield Road and City Road and City Walk is on the left hand side as identified by our 'for sale' board.

#### VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	