

EST. 1995









18 Millgate

Ashbourne Road, Derby, DE22 3EB

A sumptuously appointed luxury second floor apartment with gas centrally heated and double glazing, hall, open plan living/dining room, breakfast kitchen, en suite, bathroom, allocated gated parking, secure communal well maintained grounds. EPC Rating C. No smokers. Available from 17th September 2022.

## 18 Millgate

## Ashbourne Road, Derby, DE22 3EB



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- Ideally suited to the professional couple
- · Double glazing
- · Well appointed breakfast kitchen
- · Electronic secure gated parking
- · City centre location
- Entrance Hall
- · Principal bedroom with en-suite
- · Gas fired central heating
- Open plan living/dining room
- · Modern bathroom

## **GENERAL INFORMATION**

**LOCATION** 

**ACCOMMODATION** 

**ENTRANCE HALL** 

OPEN PLAN LIVING/DINING ROOM

16'11" x 13'5" (5.17m x 4.10m)

WELL APPOINTED BREAKFAST KITCHEN

12'2" x 7'10" (3.71m x 2.40m)

PRINCIPAL BEDROOM

12'6" x 11'6" (3.82m x 3.51m)

**LUXURY EN-SUITE** 

**BEDROOM TWO** 

11'1" x 8'7" (3.39m x 2.63m)

**WELL APPOINTED BATHROOM** 

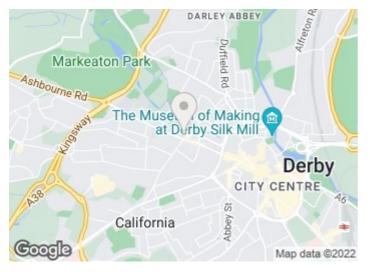
**OUTSIDE & GARDENS** 

SPECIFIC REQUIREMENTS

PROPERTY RESERVATION FEE

**DEPOSIT** 

**VIEWING** 



**Directions** 







## Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

