SCARGILL MANN & Co
EST. 1995

12 Bishops Green

St. Swithins Close, Derby, DE22 3FX

Price £116,950

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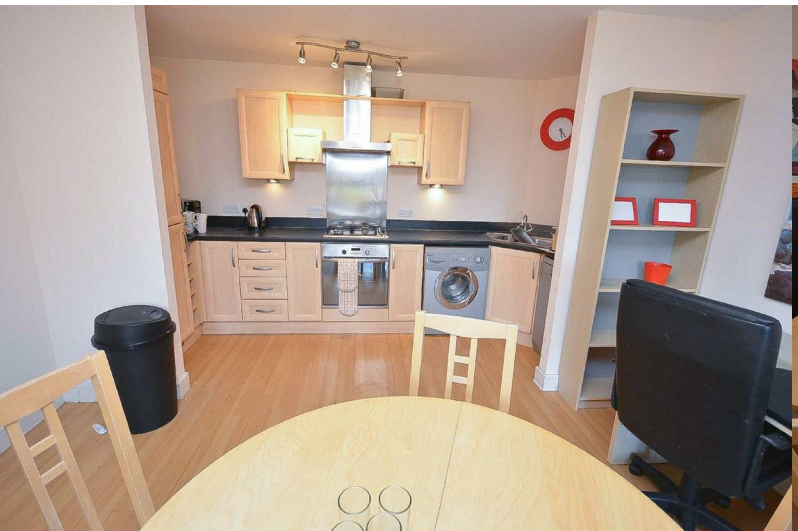

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St. Swithins Close, Derby, DE22 3FX

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GENERAL INFORMATION

This lovely light apartment provides an excellent opportunity for the discerning buyer or investor looking to purchase a stylish and spacious apartment. The apartment itself is situated on the first floor and benefits from gas central heating and double glazing. The accommodation offers an entrance hallway with ample storage, an open-plan lounge with a Juliet style balcony, dining and a fitted kitchen area. A principal bedroom is enhanced with a Juliet style balcony and en suite shower room, and there is an additional bedroom and bathroom. Furthermore there is allocated parking strictly for residents only.

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

ENTRANCE

With two useful storage cupboards, wall mounted intercom system, and woodgrain effect laminate flooring

OPEN PLAN LOUNGE, DINING & KITCHEN

17'8" x 12'11" (5.41m x 3.96m)

With feature Juliet balcony looking out to the front aspect. telephone point, and two central heating radiators and wood grain effect laminate flooring.

KITCHEN AREA

12'11" x 4'8" (3.95m x 1.44m)

With a range of modern base and drawer units, incorporating an electric fan-assisted oven, space for a washing machine and dishwasher. Fully integrated refrigerator and separate freezer. Further wall-mounted storage units, fitted glass shelving and variable speed stainless steel extractor hood with light. Roll-edge laminated preparation surface incorporating a stainless steel sink unit and four-ring hob. Feature wine rack and fitted work surfaces,

BEDROOM ONE

15'8" max x 10'4" (4.80m max x 3.15m)

With television aerial point, telephone point and double central heating radiator. There is a Juliet-style window to the front. A door leads through to the en suite shower room

EN SUITE SHOWER ROOM

With full suite in white, which includes low flush W.C., fully enclosed shower cubical with instant shower. Pedestal wash hand basin. Central heating radiator and shaving point.

BEDROOM TWO

10'0" x 9'4" (3.05m x 2.85m)

With a central heating radiator, telephone point, and double-glazed window in UPVC frame to the front

WELL APPOINTED BATHROOM

8'0" x 6'2" (2.45m x 1.90m)

A full white suite comprising a panelled bath, ceramic wall tiles, Pedestal wash hand basin, W.C. Central heating radiator, extractor fan, and chrome downlighters.

OUTSIDE
The apartment benefits from allocated parking with further gated pedestrian access.

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. The service charge is £104.45 pcm and includes a contribution to a reserve fund, for infrequent cost.

COUNCIL TAX BAND
Derby City Council - Band C

BROAD BAND SPEEDS
https://checker.ofcom.org.uk/en-gb/broadband-coverage

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.

CONSTRUCTION
Standard Brick Construction

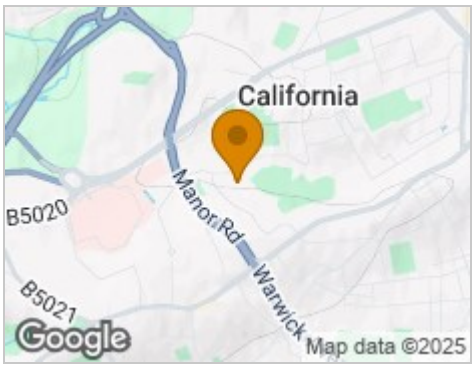
CURRENT UTILITY SUPPLIERS
Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

VIEWING
Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A

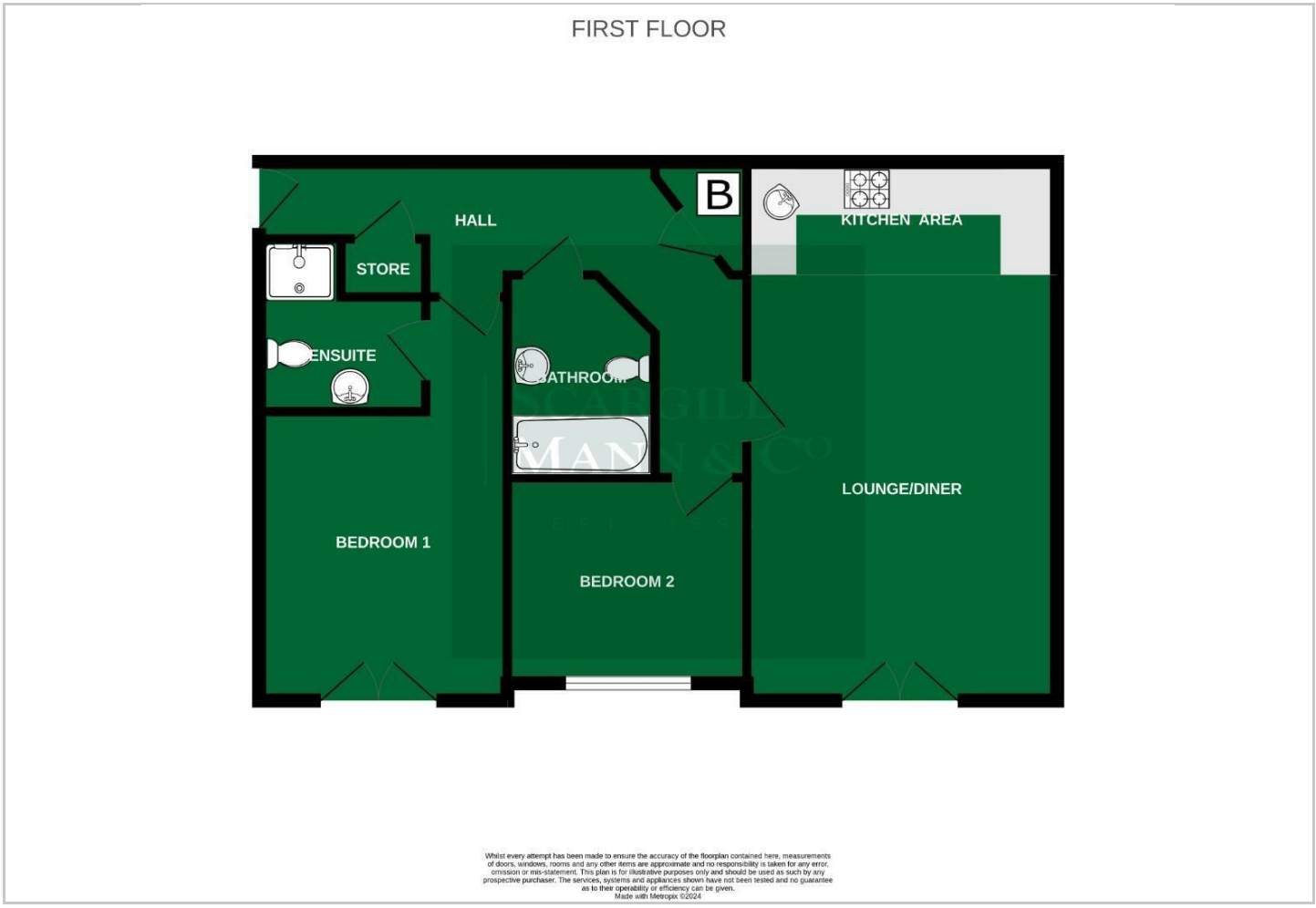
Road Map

Hybrid Map

Terrain Map



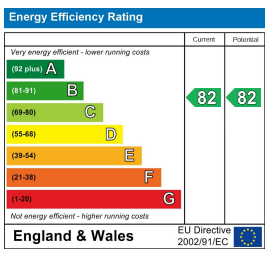
Floor Plan

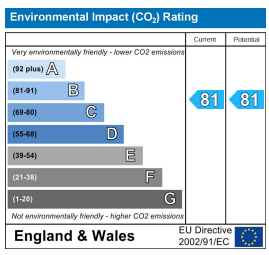


Viewing

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

17 Eastgate Business Centre Eastern Avenue, Burton Upon Trent, Staffordshire, DE13 0AT
Tel: 01283548194 Email: sales@scargillmann.co.uk www.scargillmann.co.uk