



**Apt 6  
Burgess Mill  
Manchester  
Street  
Derby  
DE22 3GB**

**Price £155,000**

- PRIVATE OUTDOOR COURTYARD GARDEN
- THREE BEDROOMS
- ENSUITE AND MAIN BATHROOM
- LOUNGE/DINER AND KITCHEN
- UTILITY STORE
- VIEWING ESSENTIAL TO APPRECIATE SIZE

## GENERAL INFORMATION

### THE PROPERTY

This is an opportunity to acquire an extremely spacious three-double-bedroom apartment with its own private courtyard garden. Set in this popular Mill converted around 2006, the apartment is ideally located for local amenities on Ashbourne Road and Derby city centre with its bars, restaurants, shopping, and period architecture.







This centrally heated apartment has accommodation laid out over two floors, with a mezzanine overlooking the lounge providing an open feel to the property and briefly comprises of a spacious entrance hallway with two double bedrooms and bathroom to the ground floor with stairs descending to the lower ground level, giving access to the lounge/diner, kitchen, principal bedroom and en-suite shower room. Accessed from the lounge, the private courtyard garden provides an ideal entertaining space. Outside the property is a managed communal parking area with electronic secure gates. Burgess Mill is situated approximately one mile from Derby city centre and has excellent road links to A38 / A50 routes. Viewings are essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

With access to the ground floor apartment.

### ENTRANCE HALLWAY

Entered by a door with thermostat control, radiator, doors to bathroom, bedrooms two and three and stairs descending to the lower ground level.

### BEDROOM TWO

3.51m x 2.95m (11'6" x 9'8")

Having a radiator and Georgian-style window to the rear elevation.

### BEDROOM THREE

3.68m max x 3.23m (12'0" max x 10'7")

With a radiator and a balcony overlooking the lounge diner.

## BATHROOM

Fitted with a contemporary white three-piece suite comprising a panel bath with shower attachment, pedestal hand wash basin, wc, radiator, extractor fan and tiled splash backs.

## LOWER GROUND FLOOR

Stairs descend to the lower ground level with a useful under-stairs storage cupboard and a further storage cupboard with plumbing for a washing machine. Doors to the principal bedroom and lounge diner.

## LOUNGE DINER

4.62m x 3.91m (15'1" x 12'9")

Having television and telephone points, ample space for dining furniture, two wall lights, a Georgian-style window to the rear elevation, an intercom entry system and Georgian-style French

doors leading out to the garden. Open plan to the kitchen.

#### KITCHEN

2.64m x 2.26m (8'7" x 7'4")

Fitted with a contemporary range of wall, base and drawer units with roll edge work surfaces over, integrated fridge, stainless steel sink and drainer unit, tiled splash backs, electric oven and electric hob with extractor hood over, vinyl wood effect flooring and radiator.

#### MASTER BEDROOM

2.87m x 2.79m (9'4" x 9'1")

It has a radiator and Georgian-style window at the rear elevation. Door leads through to the en-suite shower room.

#### EN-SUITE

It is fitted with a contemporary white three-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin, WC, extractor fan, and tiled splashbacks.

#### OUTSIDE

This apartment is one of only a few available with a garden, providing an ideal space for entertaining. Accessed from the lounge, the courtyard-style garden is paved for low maintenance with fenced and walled boundaries. The apartment also has a managed communal parking area with electronic secure gates.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

#### COUNCIL TAX BAND

Derby City - C

#### LEASEHOLD

Our client advises us that the property is leasehold for an original term of 125 years from 1st Jan 2004, so there are 104 years remaining.

The service charge through Premier Estates is 290/month and the ground rent is 249/year.

#### 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 regarding flood defence in the area.

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

<https://www.gov.uk/government/organisations/environment-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/Find-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/>

## CONSTRUCTION

Standard Brick Construction

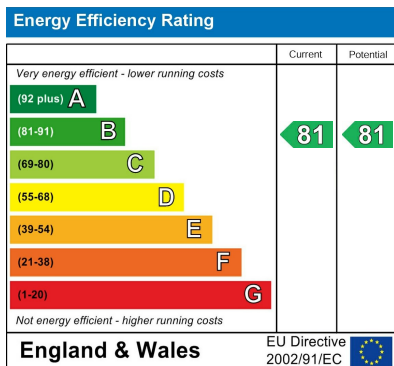
## CONDITION OF SALE

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 05/2025) A



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