SCARGILL MANN & Co

EST. 1995



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

Offers Over £150,000

- 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 around 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 threepiece 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 OUTSIDE 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.

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

It has a radiator and Georgian-style window at COUNCIL TAX BAND the rear elevation. Door leads through to the Derby City - C en-suite shower room.

EN-SUITE

mixer shower, pedestal hand wash basin, WC, extractor fan, and tiled splashbacks.

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

AGENTS NOTES

If you have accessibility needs please contact regarding flood defence in the area. the office before viewing this property.

LEASEHOLD

Our client advises us that the property is It is fitted with a contemporary white three- leasehold for an original term of 125 years piece suite comprising a shower cubicle with 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

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website 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/broadbandcoverage

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

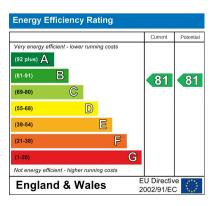
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending 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



Whist every attempt has been made to ensure the accuracy of the foorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This pain is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.



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