



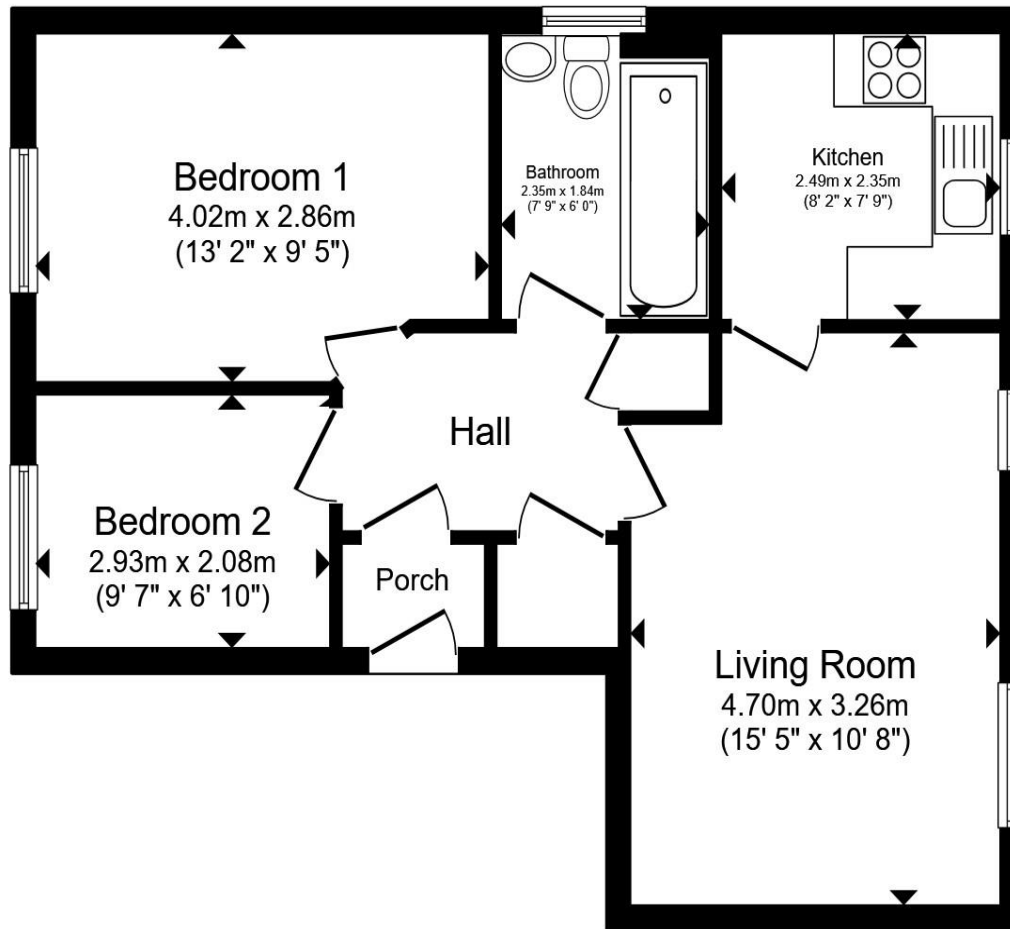
Etruria Gardens, Derby DE1 3RL

welcome to

Etruria Gardens, Derby

Offered to the market with no onward chain is this immaculately presented ground floor, two bedroom flat at a 50% share. Modernised throughout including decor, flooring, heating system, bathroom fittings and doors, this is a perfect home for a first time buyer or professional.





Hallway

Living Room

15' 5" MAX x 10' 8" MAX (4.70m MAX x 3.25m MAX)

Kitchen

8' 2" MAX x 7' 9" MAX (2.49m MAX x 2.36m MAX)

Bedroom One

13' 2" MAX x 9' 5" MAX (4.01m MAX x 2.87m MAX)

Bedroom Two

9' 7" MAX x 6' 10" MAX (2.92m MAX x 2.08m MAX)

Bathroom

Total floor area 49.7 m² (535 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Etruria Gardens, Derby

- Ground Floor Two Bed Flat
- Offered at a 50% Share of Ownership
- Modern Bathroom Suite
- Kitchen with Ample Storage
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£70,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121728](https://www.bagshawsresidential.co.uk/Property/DBY121728)



Property Ref:
DBY121728 - 0006

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Offered to the market with no onward chain is this immaculately presented ground floor, two bedroom flat. Situated in Little Chester, just North of the City Centre, and walking distance to Darley Park, Chester Green Community Centre and local amenities. This property also benefits from allocated parking.

Once inside the apartment, the property for sale enters via a porch and comprises of a central hallway with intercom phone large, storage cupboard with plumbing for a washing machine, and connects a large double bedroom, a generous second bedroom, the bathroom with modern white suite and grey metro-tiles to the walls, living room with double windows for floods of natural light, which in turn leads to a well-appointed kitchen with modern boiler, built-in oven and induction hob, space for fridge freezer and slimline dishwasher. The overall finish of the flat is modern, making it a ready-to-move-into standard

Externally the residents benefit from one allocated space, with further visitor bays available for occasional use. The property is being sold as a Shared Ownership opportunity at a 50% share, however there is an opportunity to buy 100% of the home subject to approval by Places for People. The lease is 99 years from March 2000.



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