

## 82 Magnus Court, Chester Green, Derby, DE21 4TR

Offers Around £127,500

Leasehold



- Secure Communal Entrance Hall
- Impressive Third Floor Apartment
- Views Towards Darley Park
- Lounge/Dining Room with Kitchen off
- Principal Bedroom with En-Suite Shower Room
- Further Bedroom & Bathroom
- Allocated Parking Space
- Easy Access to City Centre
- Prime Location
- Close to Chester Green





## Summary

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An impressive, two bedroom, third floor apartment occupying a sought after location in popular Chester Green in Derby.

Sold with the benefit of no upper chain the property is double glazed and gas central heated and is accessed via a secure communal entrance hall with a staircase to all floors. There is a private entrance hall, spacious lounge with Juliet balcony and views towards Darley Park, fitted kitchen, principal bedroom with en-suite shower room, second bedroom and bathroom.

The property benefits from an allocated parking space.

# F&C

## The Location

Chester Green affords easy access into Derby City centre along a nearby footpath. That are fabulous walks to be had along the banks of the river Derwent with amenities at Darley Abbey Mills. There is also easy access to Derby train station and Pride Park. The property is ideal for a first time buyer or an investor.

## Accommodation

### Communal Entrance Hall

With entry intercom system and staircase to all floors.

### Entrance Hall

11'0" x 4'4" (3.36 x 1.33)

### Lounge/Dining Room

14'3" x 11'3" (4.36 x 3.43)

Having two central heating radiators, double glazed window to side and double glazed French doors with Juliet balcony affording views towards Darley Park.



### Kitchen

7'7" x 7'4" (2.33 x 2.26)

Comprising granite effect worktops with matching upstands, inset sink unit, fitted base cupboards, wine storage, complementary wall mounted cupboards, four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for fridge freezer, washing machine and dishwasher and double glazed window to side.



### Principal Bedroom

12'2" x 8'5" (3.72 x 2.59)

With central heating radiator, double glazed window to front and door to en-suite.



### En-Suite Shower Room

8'3" x 5'1" (2.54 x 1.56)

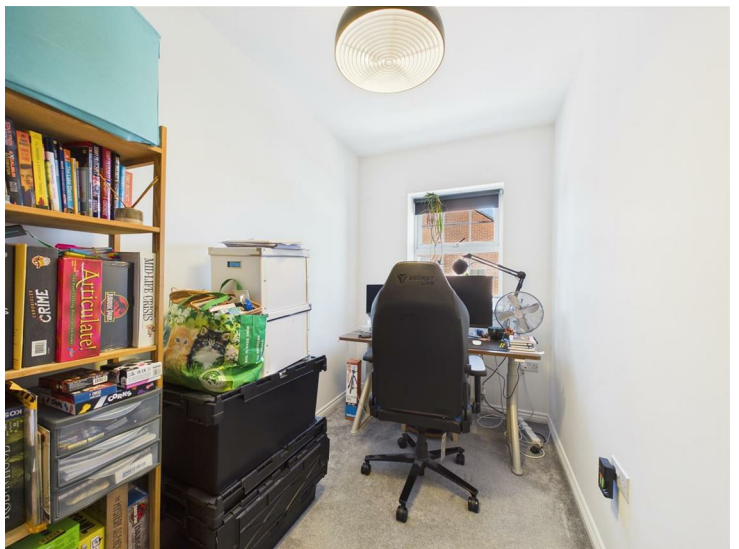
Appointed with a shower cubicle, low flush WC, pedestal wash handbasin, central heating radiator, shaver point and extractor fan.



### Bedroom Two

11'10" x 5'10" (3.61 x 1.79)

Having a central heating radiator and double glazed window to front.



**Bathroom**

6'8" x 6'2" (2.05 x 1.88)

Appointed with a white suite comprising low flush WC, pedestal wash hand basin and bath.

**Outside**

The property benefits from an allocated parking space.

**Tenure**

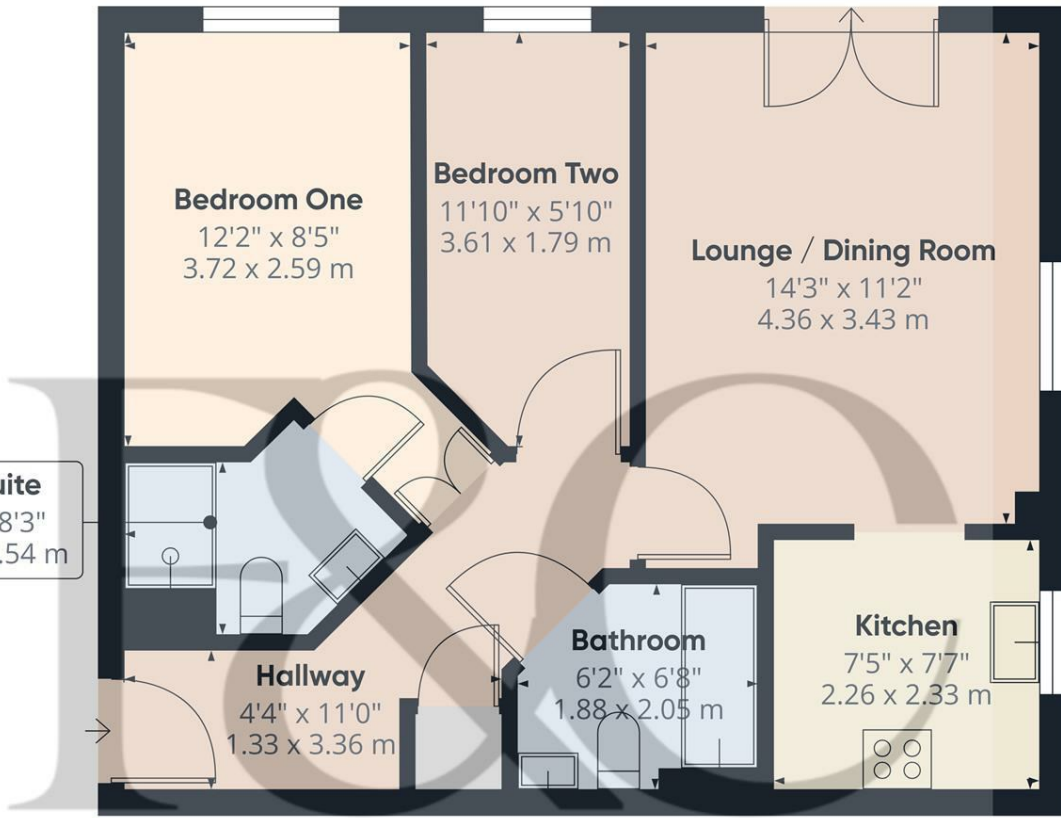
The property is leasehold with a 125 year lease commencing in 2007.

Annual Ground Rent is £197.65

Annual Service charge is £1,361 (approximately)

**Council Tax Band B - Derby****Please note:**

Some of the photographs included in the listing relate to the previous sale in 2023. This is due to the property currently being tenanted.



Approximate total area<sup>(1)</sup>  
 549 ft<sup>2</sup>  
 51 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: B  
Tenure: Leasehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	