

Fletcher & Company

17 Millgate, Ashbourne Road, Derby, DE22 3EB

Offers Around £135,000

Leasehold



- Desirable Apartment in Derby
- Impressive Communal Gardens
- Allocated Parking Space
- Secure Gated Environment
- Entrance Hall
- Spacious Lounge/Dining Room with Balcony
- Fitted Kitchen
- Master Bedroom with En-Suite Shower Room
- Further Bedroom & Bathroom





Summary

A realistically priced, two bedroom, first floor apartment sold with the benefit of no upper chain.

This is a realistically priced, first floor apartment in the very popular Millgate development on highly convenient Ashbourne Road. Set within a secure gated environment the property benefits from impressive communal gardens which are meticulously maintained and unallocated car parking space.

The property is accessed via a secure communal entrance hall and features a private entrance hall, lounge/dining room with balcony, fitted kitchen, master bedroom with en-suite shower room, further bedroom and a bathroom. The property sits at the back of the development and offers a good degree of peace and tranquility.

F&C

The Location

The property's location on Ashbourne Road allows for easy access to a full range of amenities in Derby City centre. With nearby parks at Markeaton and Darley, a regular bus service, close proximity to restaurants and bars and A38 and A52.

Accommodation

Communal Hall

A secure communal entrance door provides access to communal area with access to all floors.

Entrance Hall

14'9" x 3'2" (4.51 x 0.98)

A private entrance door provides access to hallway with entry phone intercom system and central heating radiator.

Lounge/Dining Room

16'9" x 13'5" (5.11 x 4.11)

With two central heating radiators, television and telephone points, double glazed French doors providing access to balcony with wrought iron balustrade and pleasant views over the well-kept, communal gardens.



Kitchen

12'2" x 8'5" (3.73 x 2.57)

Featuring granite effect worktops, inset stainless steel sink unit with adjacent drainer and mixer tap, fitted base cupboards, complementary wall mounted cupboards, inset four plate gas hob with built-in double oven, integrated dishwasher and washing machine, appliance space suitable for fridge freezer, central heating radiator, recessed ceiling spotlighting, wall mounted gas fired boiler and double glazed window to rear.



Master Bedroom

10'9" x 10'6" (3.30 x 3.21)

With central heating radiator, television and telephone point, fitted wardrobe and double glazed window to front overlooking communal gardens.



En-Suite Shower Room

6'10" x 4'1" (2.10 x 1.25)

With low flush WC, pedestal wash handbasin, shower cubicle and central heating radiator.



Bedroom Two

11'3" x 8'7" (3.43 x 2.62)

With central heating radiator, television point and double glazed window to rear.



Bathroom

7'10" x 5'9" (2.39 x 1.76)

A white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, panelled bath with shower attachment, central heating radiator, spotlights to ceiling, shaver point and double glazed window to rear.



Outside

The property is set within beautiful, well-kept, communal gardens which are particularly impressive. This particular apartment is set well back from Ashbourne Road. Accessed via a secure communal entrance hall the property benefits from an allocated parking space set within a secure gated environment with both vehicle and pedestrian gates.



Tenure

Lease - 977 years left

Council tax - 1951.78 a year

Service charge - 1541.97 per year

Council Tax Band C



Approximate total area⁽¹⁾
675.77 ft²
62.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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