

43 Magnus Court, Derby, DE21 4TQ

Offers Around £125,000

Leasehold



- Impressive Second Floor Apartment
- Communal Entrance Hall
- Private Entrance Hall with Lounge/Dining Room off
- Fitted Kitchen
- Two Bedrooms
- Well-Appointed Shower Room
- Views Towards Darley Park
- Allocated Car Parking Space
- Prime Location
- Viewing Recommended





Summary

This is a second floor, two bedroom apartment located within Magnus Court on Chester Green.

Sold with the benefit of no upward chain, the property features communal entrance hall with staircase to upper floors, entrance hall, lounge/dining room with Juliet balcony and views towards Darley Park and the River Derwent, fitted kitchen, two bedrooms and a shower room.

There is an allocated car parking space and direct access for residents only onto Darley Park.

F&C

The Location

This is a fabulous location offering very pleasant walks in the surrounding parkland and along the banks of the River Derwent. There is also direct access to the city centre along a footpath in the park. Restaurants and amenities can be found at Darley Abbey Mills and a full range of facilities can be found nearby in Derby City centre. The property also gives easy access to Pride Park.

Accommodation

Communal Entrance Hall

A communal entrance hall leads to staircase to upper floor. A private entrance door gives access to the accommodation.

Entrance Hall

12'4" x 6'0" (3.77 x 1.83)

Having a central heating radiator and entry phone intercom system.

Lounge/Dining Room

14'3" x 13'11" (4.36 x 4.25)

With two central heating radiators, double glazed window with views towards Darley Park and double glazed French doors incorporating Juliet balcony.



Fitted Kitchen

9'1" x 8'4" (2.77 x 2.56)

Comprising roll edge preparation worktops with matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for washing machine and fridge freezer, wall mounted gas fired boiler and double glazed window to rear.



Bedroom One

13'5" x 8'2" (4.11 x 2.51)

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



Bedroom Two

8'5" x 7'4" (2.58 x 2.25)

With central heating radiator and double glazed window to side.



Shower Room

9'0" x 5'2" (2.75 x 1.59)

Appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and storage cupboard beneath, generous size walk-in shower cubicle and chrome towel radiator.



Outside

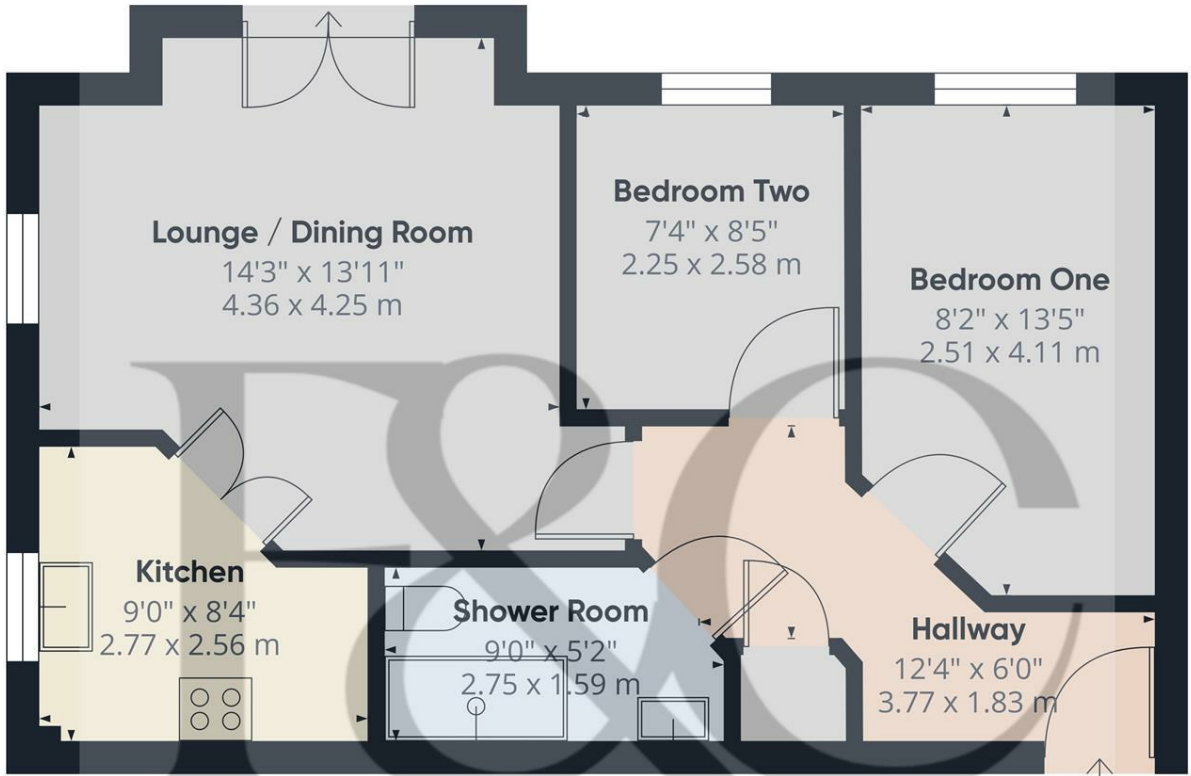
The property benefits from an allocated car parking space and direct residents only access onto Darley Park.



Tenure/Service Charges

Please note, we have been informed by the vendor that there is an approximate annual estate service charge of £1,360.54. Should you proceed with the purchase of this property this must be verified by your solicitor. There is a capped ground rent fee of £150/year.

Council Tax Band B



Approximate total area⁽¹⁾
 540 ft²
 50 m²

(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.

GIRAFFE360





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Tenure: Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

