

Millers Court Edward Street, Derby, DE1 3BN

Auction Guide £28,000

Leasehold



- Ideal Investment or First Time Buy
- No Upper Chain
- Shared Entrance Hall (With One Other)
- Private Staircase to Second Floor
- Hall
- Open Plan Lounge/Kitchen/Bedroom
- Shower Room
- Courtyard Setting
- Close to City Centre & Within Easy Reach of Darley Park
- Realistically Priced





Summary

The sale of this property will take place on 1st October 2026 by way of Live streamed auction and is being sold under the Unconditional sale type. Binding contracts will be exchanged at the point of sale.

A realistically priced, one bedroom maisonette within the popular Strutts Park conservation area of Derby.

Sold with the benefit of no upper chain the property features an entrance hall with staircase and private entrance door with further staircase to a small landing area with open plan lounge/bedroom/kitchen and shower room. The property does require some modernisation but would be a good first time buyer or investment property. The property has electric heating and furniture is available within the price.

The property is set within a small, low maintenance courtyard.

F&C

The Location

Strutts Park conservation area is positioned just north of the city centre, close to the Cathedral Quarter, Friar Gate and a full range of amenities in the city itself. Attractive Darley Park is also close by with pathways running into the city centre.

Accommodation

Entrance Hall

An entrance door provides access to a hallway (which is shared with one other apartment) with staircase to first floor. On the first floor there is a further door providing access to private staircase to upper floor.

Private Staircase

Providing access to upper floor.

Lounge/Bedroom with Kitchen off

17'1" x 12'7" (5.21 x 3.86)



Lounge/Bedroom Area

With electric heaters, storage cupboard, window to front and two double glazed Velux windows to side.



Kitchen Area

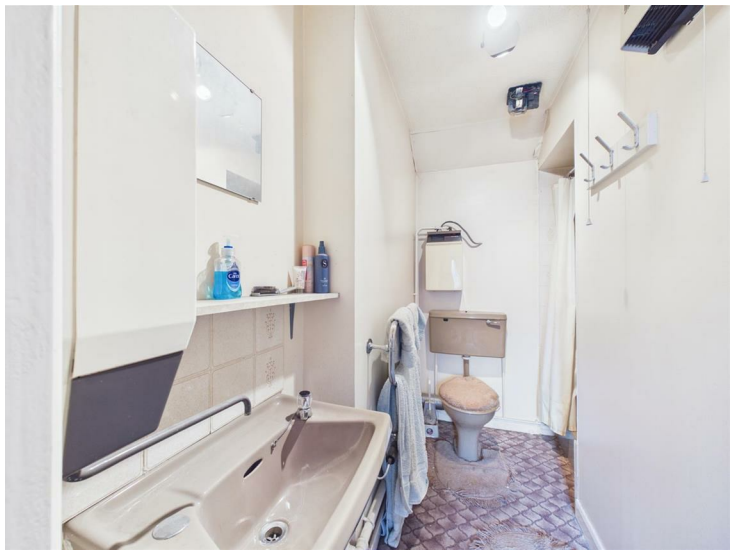
Comprising worktops with tiled surrounds, stainless steel sink unit, fitted base cupboards and drawers, appliance space suitable for electric cooker, washing machine and fridge.



Shower Room

7'10" x 3'0" (2.41 x 0.92)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle and electric towel rail.



Attic Room

Accessed via a ladder from the lounge/bedroom area.

Outside

The property is set within a shared courtyard.



Tenure

Please note the property is leasehold with 956 years remaining.

The ground rent is a bi annual charge of £71.83 and the service charge is a bi annual charge of £849.65. Buildings insurance is an additional annual charge of £513.84.

Council Tax Band A

Auction Conditions

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 1.2% inc. VAT of the purchase price (subject to a minimum of £1,500 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

General

Note

Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

Leasehold Information

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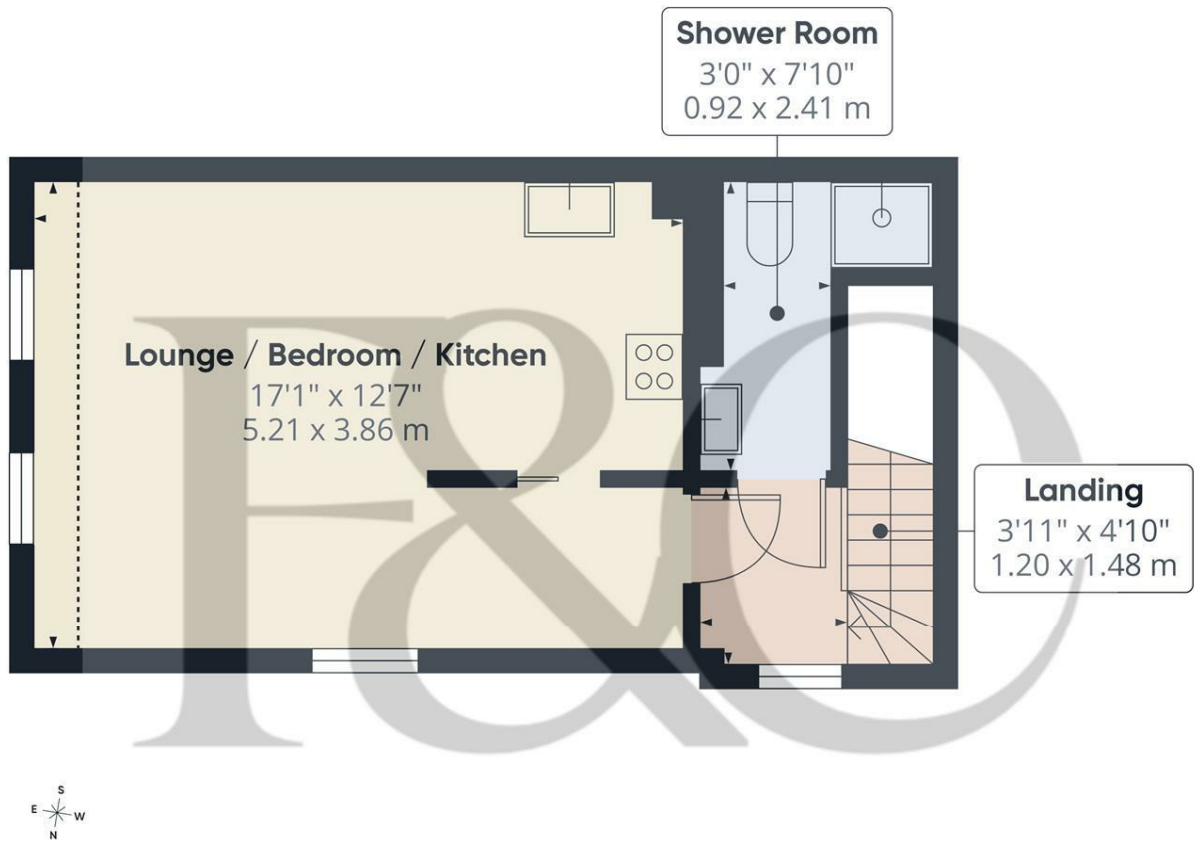
service charge is a bi annual charge of £849.65. Buildings insurance is an additional annual charge of £513.84. Any ground rent and service charge review periods will be confirmed in the lease documents within the legal pack.

Conservation Area

We have been made aware this property is in a conservation area. Prospective buyers are advised to make all necessary independent enquiries prior to bidding, as any bid made will be binding.

Draft Sales Particulars

These sales details are awaiting vendor approval



Approximate total area^m
268 ft²
25 m²

Reduced headroom
13 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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Flat 10
Millers Court Edward Street
Derby
DE1 3BN

Council Tax Band: A
Tenure: Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		