



2 Bed Flat/Apartment

44 Duesbury Court
Mickleover
Derby
DE3 0UP

Offers Around £275,000

Fletcher
& Company

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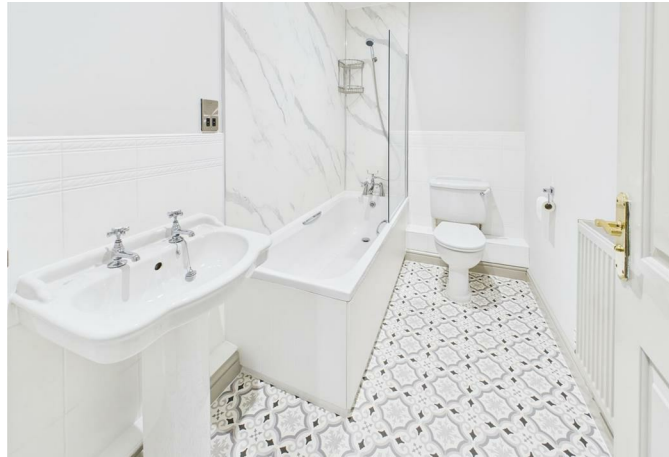
- Beautiful Second Floor Apartment • Recently Redecorated Throughout • Spacious L-Shaped Hallway • Lounge with Countryside Views • Kitchen with Integrated Appliances • Principal Bedroom with En-Suite Shower Room • Further Bedroom & Bathroom • Garage & Allocated Parking • Stunning Views to Rear • Viewing Highly Recommended

THIS STUNNING APARTMENT HAS RECENTLY BEEN RE-DECORATED AND HAS A RECENTLY FITTED EN-SUITE AND FAMILY BATHROOM - A truly stunning, spacious two bedroom, second floor apartment within the sought after Duesbury Court.

This stylish, very light and extremely spacious apartment briefly comprises; L-shaped hallway leading to two double bedrooms, principal with en-suite shower room, a superior sized living room offering spectacular views over open countryside to the rear, a good sized family bathroom and a light and airy kitchen diner with built-in appliances.

Outside; there is a good sized garage with one allocated parking space directly in front of the garage.





The Location

Accommodation

Entrance Hall

14'8" x 13'9" x 4'9" x 3'2" (4.49 x 4.20 x 1.47 x 0.98)

A spacious L-shaped hallway providing access to all rooms with spotlights to ceiling and decorative coving.

Living Room

20'3" x 14'0" (6.18 x 4.27)

Having two central heating radiators, decorative coving, picture rail, wall lights and two windows with countryside views.

Kitchen Diner

14'5" x 13'11" (4.40 x 4.25)

Comprising stylish worktops with inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards with under lighting, built-in four ring gas hob with built-in oven beneath and extractor hood over, glass splashback, appliance space for washing machine, integrated dishwasher, space for American style fridge freezer, central heating radiator, spotlights to ceiling, luxury vinyl tile effect flooring, dado rail and multi-pane window with views.

Bedroom One

10'1" x 11'2" (3.087 x 3.42)

With built-in wardrobes, central heating radiator, picture rail and multi-pane window with countryside views.

En-Suite Shower Room

8'9" x 6'0" (2.67 x 1.83)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, spacious shower cubicle, central heating radiator, spotlights to ceiling, extractor fan and luxury vinyl flooring.

Bedroom Two

9'2" x 7'10" (2.80 x 2.39)

With built-in wardrobes, picture rail, central heating radiator and window with countryside views.

Bathroom

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator, spotlights to ceiling and luxury vinyl floor.

Outside

The property benefits from a single garage and one allocated parking space. Additional visitor parking is available at the front of the property.

Council Tax Band D

Tenure

This property is leasehold and has a term of 125 years commencing in 1999.

The annual service charge is £1,716 and there is a ground rent fee of £50 per year.

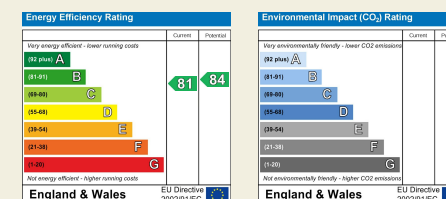
Please note:

The photographs included in the brochure were taken in a previous year. This is due to the property currently being tenanted.



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