



64 Radbourne Court Apartments Starflower Way, Mickleover, Derby, DE3 0BS

£150,000

A delightful first floor two-bedroom apartment for sale in excellent condition, offering modern charm and a convenient location, perfect for first-time buyers, couples, sharers, or investors.
Come, take a look, and fall in love with your potential new home!

Summary Description

Presenting a delightful, light and airy two-bedroom first floor apartment for sale, perfect for first-time buyers, couples, sharers, or even investors. This property is in good condition and exudes a modern charm that's been tastefully decorated throughout.

The open-plan layout offers a fantastic space for both entertaining and relaxing. The lounge area is a haven of comfort, featuring large windows that allow natural light to flood the room. The French window leads to a charming Juliette balcony.

The kitchen is equally impressive, boasting modern appliances and a dining space, making it a perfect spot for culinary adventures and family meals. For those who love to cook, this kitchen will definitely not disappoint!

The property offers two double bedrooms, with the master bedroom benefitting from built-in wardrobes and an en-suite for that extra touch of privacy. The second bedroom is also a double, offering ample space for comfort. The bathroom is modern and well-maintained, completing the living spaces of this lovely flat.

One of the unique features of this property is its dedicated parking space, a rare find in such a prime location. Speaking of location, the property is situated in a quiet area, with nearby parks, walking routes, and cycling routes, offering plenty of outdoor activities for the more adventurous residents.

In summary, this flat is a charming blend of comfort and modern style, a true gem waiting for its new owners.

Entrance Hall

Having wood effect engineered flooring and neutral decor with wooden access door from communal hallway, intercom for main entrance access, wall mounted electric heater, airing cupboard with hot water cylinder.

Open Plan Lounge/Diner and Kitchen

Having wood effect engineered flooring and neutral decor with front aspect upvc double glazed French windows with Juliette balcony, two front aspect upvc double glazed windows, tv point, telephone point, a range of fitted wall and floor units to shaker style with stone effect roll edge worktop, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with electric hob over and stainless steel chimney style extractor hood, under counter space and plumbing for appliances, two wall mounted electric heaters.

Lounge/Diner Area

13'5" x 17'10" (4.1 x 5.45)



Kitchen Area

9'10" x 10'2" (3 x 3.11)



Bedroom One

9'11" x 11'0" (3.03 x 3.36)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, wall mounted electric heater, fitted wardrobes.

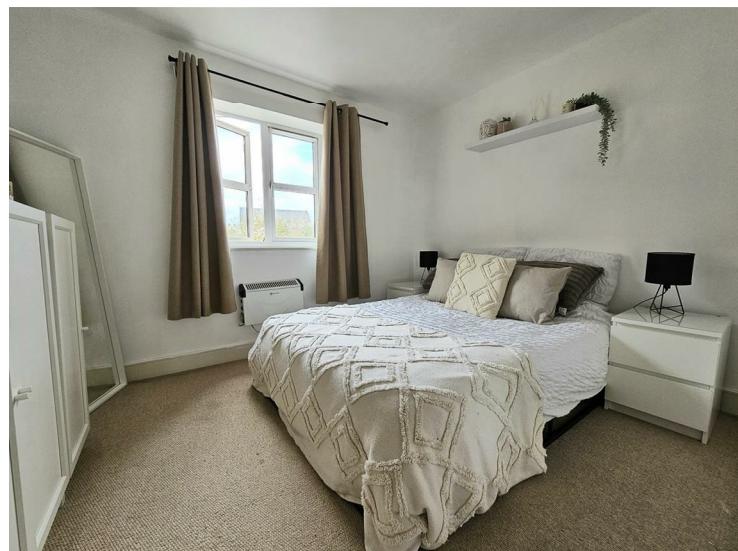
En Suite Shower Room

Having ceramic tile effect engineered flooring and neutral decor with inset lights to ceiling, low flush wc, pedestal wash hand basin with chrome monobloc tap, shower enclosure with plumbed shower, shaving point, wall mounted electric heater.

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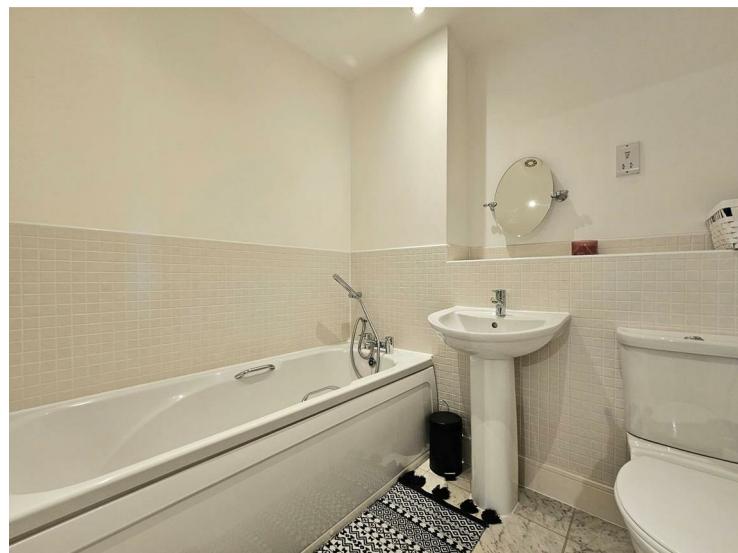
Bedroom Two

9'11" x 10'4" (3.03 x 3.17)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, wall mounted electric heater.

Bathroom



Having ceramic tile effect engineered flooring and neutral decor with inset lights to ceiling, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and shower attachment, tiled splashbacks, shaving point, wall mounted radiator.

OUTSIDE

Car Parking

To the rear of the building and accessed via security gates, you will find allocated parking for one car.

Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £2455.57 a year (£204.63 a month)

Tenure: Leasehold

Service Charge: £1600.00 approx per year.

Lease Term: 999 years, with 980 remaining

Property type: Flat

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathrooms, 1 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Allocated and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes. undefined

Energy Performance rating: B (potential rating is B)

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Hilton: 01283 777100

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Visit the following address for Buyer Information:
<https://moverly.com/sale/TUvz6xukGdQPDmjSxFi9K3/view>

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Buying to Let?

Guide achievable rent price: £950pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

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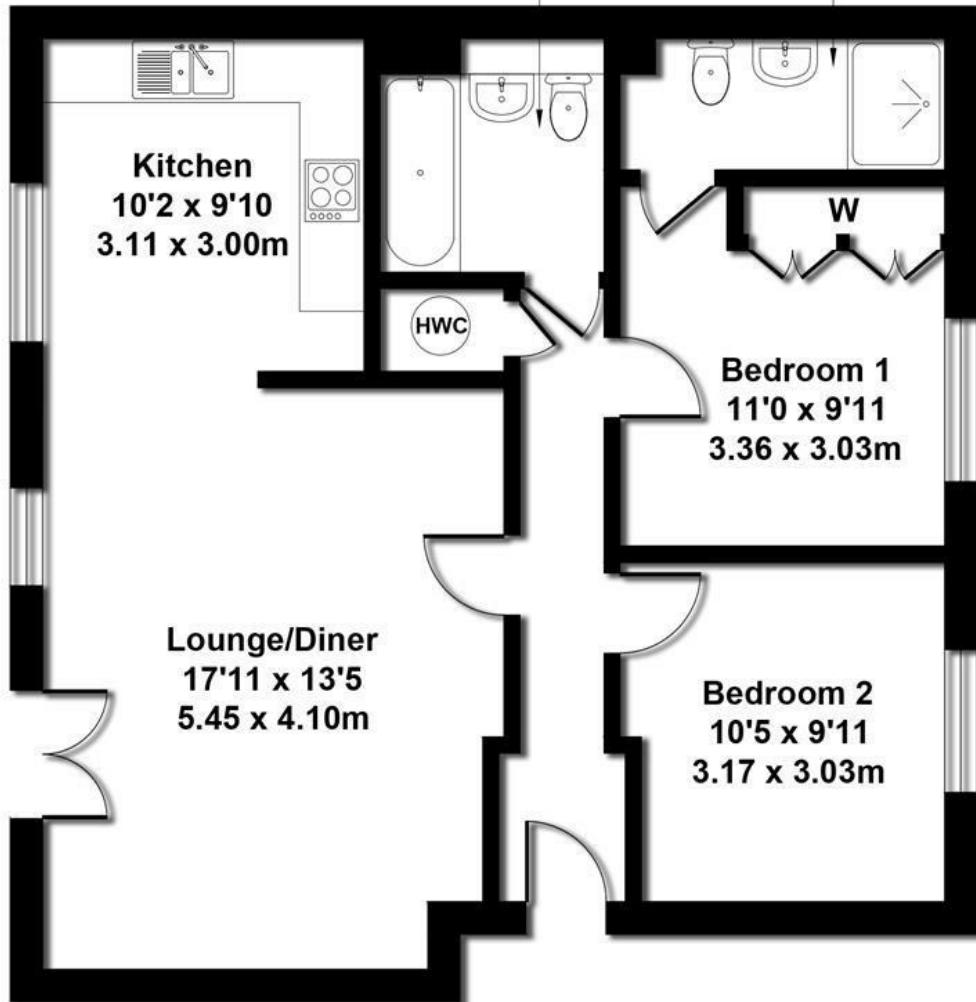
64 Radbourne Court

Approximate Gross Internal Area

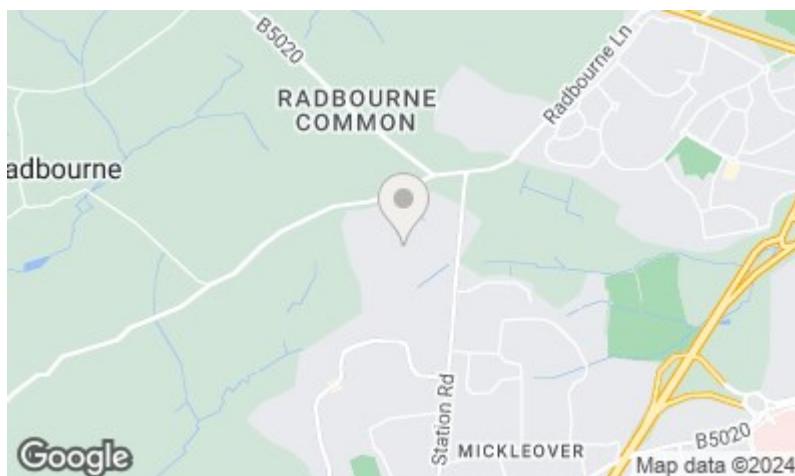
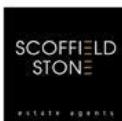
753 sq ft - 70 sq m

Bathroom
6'10 x 6'8
2.09 x 2.02m

En-suite
9'11 x 4'0
3.03 x 1.23m



Not to Scale. Produced by The Plan Portal 2024
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	Current	Potential
Energy Efficiency Rating		
Very energy efficient - lower running costs (92 plus) A	79	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

	Current	Potential
Environmental Impact (CO₂) Rating		
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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