



28 City Walk City Road, Chester Green Derby, DE1 3QD £109,950

A COMPETITIVELY PRICED, MODERN TWO-BEDROOMED, GROUND FLOOR APARTMENT, in an impressive purpose-built block, on the fringe of the sought-after Chester Green within walking distance of Derby city centre and amenities, together with pleasant riverside walks to Darley Abbey. Having the benefit of security entrance gates, security entrance doors, gas heating, and UPVC double glazing, the accommodation briefly comprises: -

COMMUNAL AREAS, communal entrance hall, with stairs and lift to the upper floors. GROUND FLOOR APARTMENT, entrance hall, open-plan living dining kitchen for modern contemporary living, bedroom one with ensuite shower room, bedroom two, and bathroom. OUTSIDE, secure allocated car standing space. EPC C, Council Tax Band B.

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The Property

Constructed in approximately 2005/2006, and the subject apartment forms part of an impressive purpose-built block of apartments, having the benefit of security entrance gates, and security entrance doors. The subject apartment is located at ground floor level, and is ideal for investors, first time buyers, or those looking for retirement living. The accommodation comprises; entrance hall with intercom to the main entrance door, open-plan living dining kitchen, bedroom one with ensuite shower room, bedroom two, bathroom, and secure allocated car standing.



Location

The property is situated on the fringe of the sought-after area of Chester Green, within minutes walking distance of Derby city centre and amenities, together with minutes walking distance of riverside walks to Chester Green, Darley Park, and Darley Abbey. Ease of access is afforded to the A38 and A52 for commuting further afield.

Directions

When leaving Derby city centre by vehicle, proceed east on the inner ring road, taking the left exit, after crossing the river, into Mansfield Road towards Chester Green. City Walk can be found immediately on the lefthand side, at the junction with Mansfield Road and City Road.

What 3 Words /// arts.plank.fork.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13482.

Accommodation

Comprising: -

COMMUNAL AREAS

Ground floor security entrance door providing access to the communal entrance hall, with stairs and lift to the upper floors.

GROUND FLOOR

Private Accommodation

Having the benefit of gas heating and UPVC double glazing, the detailed accommodation comprises: -

Entrance Hall

Having front entrance door, intercom phone to the main security entrance door, and central heating radiator.

Open-Plan Living Dining Kitchen

Comprising: -

Lounge Area

3.86m x 3.73m (12'8" x 12'3")

Having UPVC double glazed window, central heating radiator, and opening to the kitchen for modern contemporary living.



Kitchen Area

3.10m x 2.92m (10'2" x 9'7")

Having fitments comprising; one double base unit, two single base units, one double corner wall unit, two single wall units, and one single wall unit housing a wall-mounted gas-fired combination boiler providing domestic hot water and central heating, together with central heating radiator, one-and-a-half bowl stainless steel sink unit with single drainer, work surface areas, integrated stainless steel gas hob with stainless steel canopy over incorporating extractor hood and light, integrated stainless steel electric oven, integrated fridge, integrated freezer, integrated dishwasher, and UPVC double glazed window.



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Bedroom One

3.53m x 2.77m max (11'7" x 9'1" max)

Having built-in double wardrobe, UPVC double glazed window, and central heating radiator.



Ensuite Shower Room

Having modern white suite comprising; low-level WC, pedestal wash hand basin, and recessed shower cubicle with electric shower unit and tiled surround, together with heated towel rail, and ceiling extractor fan.



Bedroom Two

3.05m x 2.92m plus (10'0" x 9'7" plus)

Measurements are 'plus recess'.

Having UPVC double glazed window, and central heating radiator.

Bathroom

1.98m x 1.80m (6'6" x 5'11")

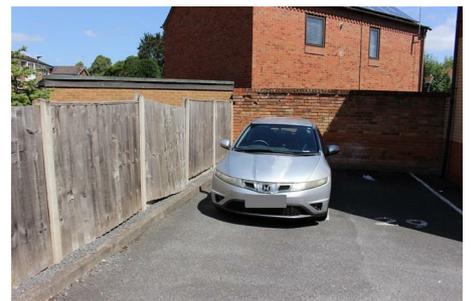
Having white sanitary ware comprising; pedestal wash hand basin, low-level WC, and panelled bath with shower mixer taps, together with heated towel rail, and extractor fan.



OUTSIDE

Parking

Allocated car standing space, number 28, within secure yard.



ADDITIONAL INFORMATION

Note to Purchasers

The property is currently subject to a residential assured shorthold tenancy (AST), at a current level of £795 (seven hundred and ninety-five pounds) per calendar month (pcm).

Tenure

We understand the property is held leasehold on 999-year lease from 1st July 2006, resulting a tenancy termination in the year 3005. We further understand that the current service charge is paid half-yearly and is £650.05 (six hundred and fifty pounds, and five pence).

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Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

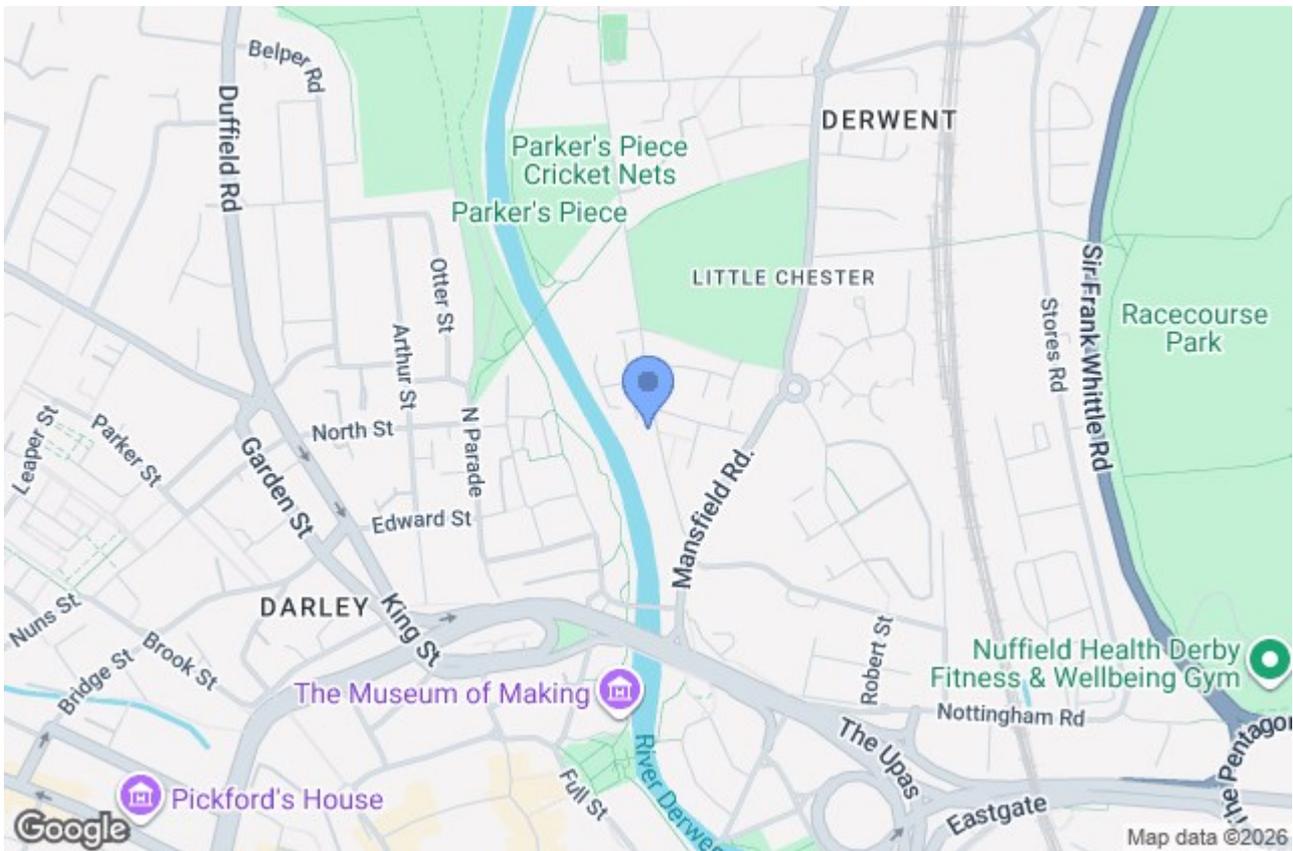
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13482

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for