One Lettings







27 St Mary's Court Duke Street, Derby, DE1 3DD

Offers Over £100,000

- Ground Floor Maisonette
- Bathroom With Three Piece Suite And Shower Over Bath
- Allocated Parking
- Attractively Priced For A Quick Sale
- Two Bedrooms
- Gas Central Heating
- City Centre Location
- Open Plan Living Kitchen
- Recently Fitted uPVC Double Glazed Windows
- No Upward Chain

One Vernon Street, Derby, Derbyshire, DE1 1FR
01332 910111

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One Sales are delighted to offer this two bedroom ground floor maisonette forming part of a small modern development occupying a prime City Centre location. Just a 13 min walk from Derby Bus Station, 5 min drive to both Derby Train Station and University of Derby campus, and just a 10 min walk to Darley Park.

This desirable property also benefits from recently fitted double uPVC glazing and gas central heating with allocated parking.

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Council Tax Band: A





ENTRANCE PORCH/HALLWAY
Having uPVC glazed stable entrance door with laminated wood effect floor, deep under stairs storage cupboard and neutral décor.

LOUNGE AREA
Having carpeted floor, television and media connection points, radiator and uPVC glazed bay window to rear aspect.

KITCHEN
Having a good range of fitted wall base units incorporating drawers together with rolled work surfaces over and complementary tiled splashbacks, stainless steel sink unit, filtered drinking water system, cooker with electric hob and oven, extractor over, Beko washer, Beko fridge freezer and uPVC double glazed window to the side elevation with tiled flooring.

BEDROOM ONE
Having radiator, grey carpets, neutral décor and uPVC window to front aspect.

BEDROOM TWO
Having radiator, grey carpets, neutral décor and uPVC window to the rear elevation.

BATHROOM
Having a fitted white three piece suite comprising; flush WC, vanity wash hand basin and panelled bath with chrome shower attachment and mixer tap over, glass shower screen, complimentary ceramic tiled walls, glass shelving, contrasting ceramic tiled floor, chrome heated towel rail and extractor fan.

OUTSIDE
The property occupies a courtyard position with block paved allocated car parking space.

Additional Information
Flood Risk - Very Low
Any Legal Restrictions - No
Other Material Issues - No
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.
Property construction: Standard. Parking: Permit
Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas. (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link: https://checker.ofcom.org.uk/

Local Authority/Tax Band: Derby City Council/ Tax Band A. This information has been sourced from the DirectGov website. One Sales & Lettings make no guarantee regarding its accuracy and we advise that you conduct further checks to ensure you are satisfied before proceeding with any purchase agreement.

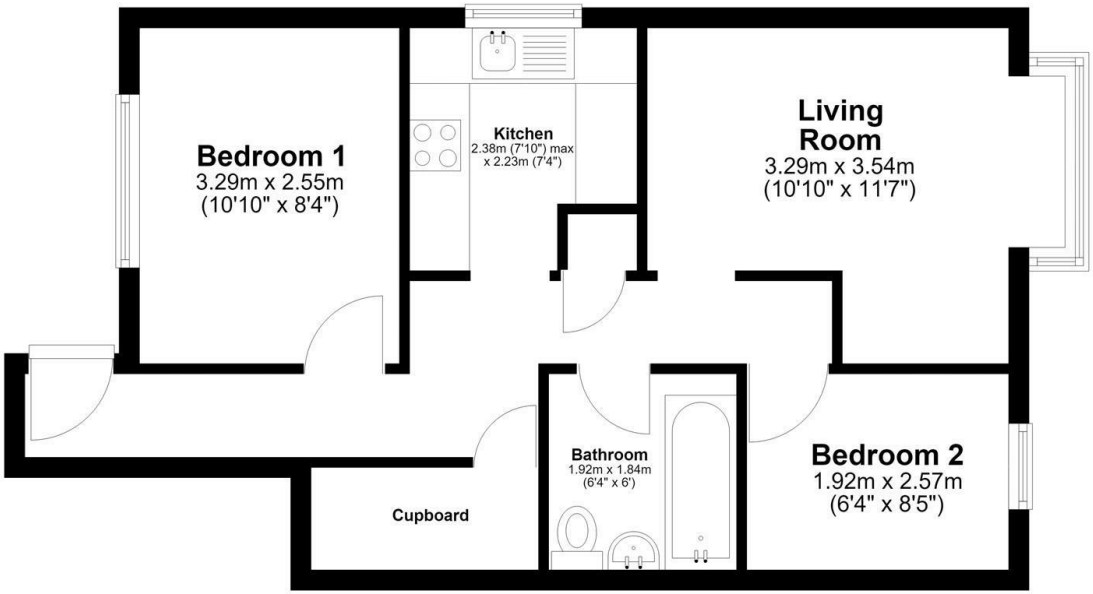
Disclaimer
Agent Disclaimer:
One Sales & Lettings, their clients and employees:
1: Are not authorised to make or provide any representations or warranties regarding the property, whether on their own behalf, on behalf of their client, or otherwise. They accept no responsibility for any statements made in these particulars. These particulars do not constitute part of any offer or contract and should not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance purposes only and are not necessarily comprehensive. It should not be assumed that the property has obtained all necessary planning, building regulation or other consents. One Sales & Lettings have not tested any services, equipment or facilities. Purchasers are advised to conduct further investigations and inspections before entering into any agreement.

Purchaser Information:
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. One Sales & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to One Sales & Lettings removing a property from the market and instructing solicitors for your purchase.

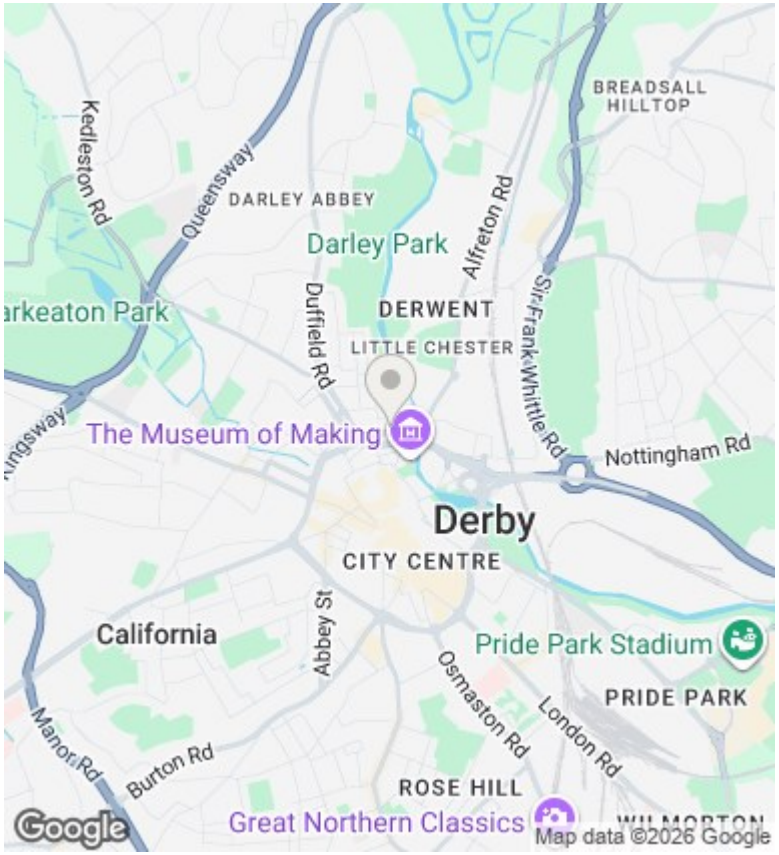
Third Party Referral Arrangements:
One Sales & Lettings have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Ground Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 44.8 sq. metres (482.3 sq. feet)



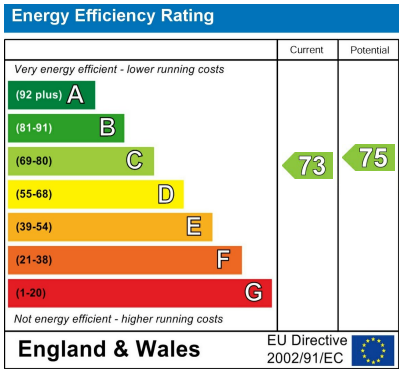
Directions

Viewings

Viewings by arrangement only. Call 01332 910111 to make an appointment.

Council Tax Band

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