

CURRAN  
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Apartment 1 Mickleover House  
Orchard Street, Mickleover, Derby  
£425,000





# CURRAN BIRDS + CO

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MOST SPACIOUS HIGH SPECIFICATION GROUND FLOOR APARTMENT, SITUATED WITHIN A PRESTIGIOUS GEORGIAN CONVERSION - Mickleover House, built in 1820, offers a wealth of original features, character and charm. This stunning ground floor apartment provides exceptionally spacious and well-appointed accommodation extending to over 1600 square feet, finished with high-quality fixtures and fittings throughout. The property also benefits from a single garage and allocated parking.

This most attractive Georgian residence has a striking double-fronted façade, complemented by an elegant entrance porch with twin pillars. The building retains an abundance of period features, including tall double-glazed sash windows and high ceilings. The conversion comprises just five exclusive apartments, set within generous, beautifully maintained landscaped gardens,

Accessed via a secure communal entrance hall with impressive parquet flooring, the apartment enjoys its own private entrance leading into an L-shaped reception hallway. The accommodation includes a large drawing room with feature fireplace and bay window overlooking the communal gardens, a delightful garden room, and a well-appointed breakfast kitchen. There are two generous double bedrooms and a contemporary shower room. The particularly spacious primary bedroom further benefits from a modern four-piece en-suite bathroom and an adjoining dressing room/study.









## The Detail

A magnificent communal entrance hallway provides access from both the front and rear of the building and offers an impressive first impression, with wooden parquet flooring, an elegant staircase and a private entrance door to the apartment.

The private entrance opens into a spacious hallway featuring an airing cupboard for useful storage, decorative coving, recessed ceiling spotlights, a feature archway and an entry intercom system. The hallway provides access to all main rooms.

The most spacious drawing room is an elegant and generously proportioned space, centred around a feature fireplace with a marble surround and coal-effect living flame gas fire. Bespoke fitted furniture sits within the chimney breast recess, while further features include TV and telephone points, coving with a ceiling rose and a striking bay window with double glazed sash windows and original shutters overlooking the communal gardens.

The garden room is particularly light and airy, with sash windows to three elevations and French doors opening onto the private courtyard, as well as double doors leading to the communal gardens. The room also benefits from a tiled floor and recessed ceiling spotlights.

The kitchen is well equipped with granite worktops, a range of base and wall units, integrated appliances and space for additional white goods. Double glazed doors with sidelights open onto the courtyard, and an externally accessed utility area provides further appliance space.

The primary bedroom is generously sized and includes fitted wardrobes, overhead storage with lighting and a dressing table, along with recessed ceiling spotlights and a rear-facing sash window. A connecting door leads to the adjoining dressing room/study. The en-suite bathroom features a five-piece suite, while the separate shower room is fully tiled and well appointed. A second double bedroom also benefits from fitted furniture.

Externally, the apartment is set within beautifully maintained communal gardens for residents' use. A private courtyard provides an ideal space for outdoor dining and entertaining, with access to the utility area. The garage offers power, lighting, an electric door with parking, with additional visitor parking available.

PLEASE NOTE - The vendor is willing to sell items of furniture and this can be negotiated separately

SERVICE CHARGE - The property is subject to a monthly service charge of £300 which includes building insurance, cleaning of the communal areas, gardening, internal and external lighting and window cleaning. The development is managed by Scargill Mann - An independent management company and there is an additional fee of £30 per month for this.

TENURE - LEASEHOLD - SHARE OF THE FREEHOLD - We have been advised by the vendor that the property is leasehold and subject to a tendency of 999 years which commenced in 2004. We have also been advised that apartment owners own one fifth of the freehold.









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## The Location

Mickleover House offers a unique blend of tranquillity and convenience, with a wealth of amenities just moments away. The property is situated within the heart of Old Mickleover Village and is tucked away in this private position just a short walk away from Mickleover's first class range of local shops and amenities.

Mickleover Shopping Precinct provides everything you need, from everyday essentials at Tesco Supermarket, Boots Pharmacy, and Sainsbury's Local to premium grocery options at M&S Food.

When it comes to dining, The Binary offers a relaxed setting, while Hole in The Wall is a favourite for craft beer enthusiasts. For a leisurely coffee, Java Coffee shop offers expertly brewed drinks in inviting spaces, perfect for catching up with friends.

Beyond its excellent amenities, Mickleover Manor is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational opportunities.

With seamless transport links via the A516 and A38, accessing Derby city centre and beyond is effortless. Whether enjoying the privacy of this exclusive development or exploring the vibrant local scene.





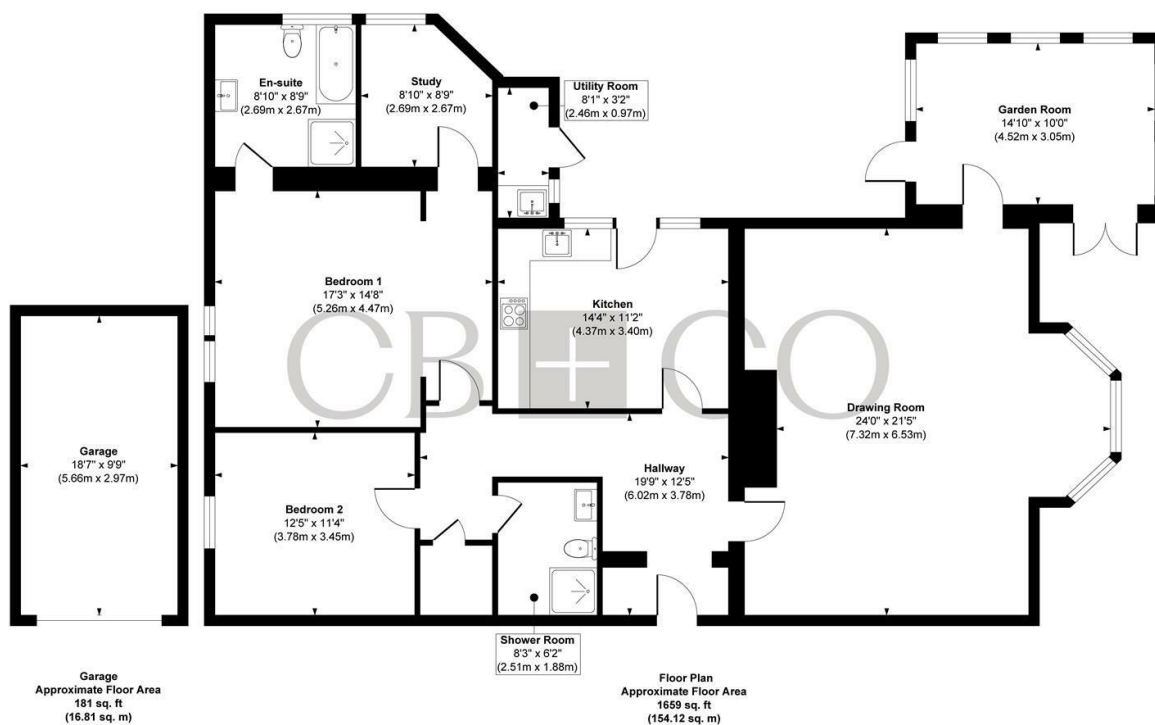








**Apt 1, Mickelover House, Orchard Street, Mickelover, Derby**



**Approx. Gross Internal Floor Area 1840 sq. ft / 170.93 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Stunning Ground Floor Apartment set within Beautiful Georgian Building
- High Quality Accommodation with wealth of Character & Charm
- Most Spacious Accommodation of over 1600 Square Feet
- Magnificent Communal Entrance Hallway
- Private Entrance Hallway, Drawing Room, Garden Room & Breakfast Kitchen
- Two Double Bedrooms & Shower Room
- Spacious Primary Bedroom, Four Piece En-Suite & Dressing Room/Study
- Private Courtyard Garden with Access to Utility Room
- Beautiful Landscaped Communal Gardens, Parking & Single Garage
- Close to the Mickelover's First Class Local Shops & Amenities

### Size

Approx 1659.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

E



# CURRAN BIRDS + CO

Let's *Talk*

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