

CURRAN BIRDS + CO

Limes Court, Lime Avenue

Mickleover, Derby

Offers in excess of £110,000

CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SPACIOUS APARTMENT IN HEART OF MICKLEOVER - A particularly spacious second-floor apartment situated in a highly convenient location in the heart of Mickleover. The property offers well-presented accommodation and would be ideally suited to a first-time buyer, those looking to downsize, or an investor. A key feature is the generous living room, which opens onto a balcony with views towards the Mickleover Conservation Area.

The property benefits from gas central heating via a combination boiler and double glazing throughout. It is accessed via a communal entrance hallway with stairs leading to all floors. Located on the second floor, the apartment comprises a private entrance hall, a spacious living room with balcony, a dining kitchen, a large principal bedroom, a second bedroom, and a bathroom.

Externally, there are communal gardens to the front and residents' parking to the rear. The property also benefits from a share of a double integral garage within the building.







The Detail

The property is accessed via a communal entrance hallway with stairs leading to all floors.

The property is located on the second floor and there is an engineered oak front door opening into a welcoming entrance hallway featuring a practical cloaks area.

The hallway leads into a bright and spacious living room with central heating radiator, TV point, and double-glazed sliding patio doors that lead out onto a timber-decked balcony, boasting impressive views over Mickleover.

The dining kitchen is fitted with attractive oak-effect units, ample worktop space, tiled splashbacks, and room for appliances, alongside a useful boiler cupboard housing a Worcester Bosch combination boiler.

An inner hallway leads to two well-proportioned bedrooms, including a generous primary bedroom with triple-aspect windows, and a second bedroom overlooking the rear. The bathroom is fitted with a white three-piece suite and electric shower over the bath, completing this appealing home.

Outside, the property benefits from a residents parking area to the rear and the property also has a share of a double integral garage located within the building.


FAMILY FAVOURITES
FISH & CHIPS
GAMMON & EGG
Sausage & Mash
BEEF STEW & DUMPLINGS
SUNDAY ROAST
Cottage Pie
STEAK PIE & GRAV


FAMILY FAVOURITES
FISH & CHIPS
GAMMON & EGG
Sausage & Mash
Cottage Pie


COSMOPOLITAN

CURRAN BIRDS + CO

The Location

Centrally located in Mickleover, Derby, this property enjoys proximity to a wealth of local amenities, making it an ideal place to live.

The nearby Mickleover Shopping Precinct offers everything residents need, including a Tesco Supermarket, Boots Pharmacy and Sainsbury's Local. Dining options are plentiful, with 'The Binary' boasting an inviting atmosphere and 'Hole in The Wall' offering an impressive selection of craft beers. M&S food provides a delightful array of high-quality, ready-to-eat meals and snacks for those in a hurry. Coffee lovers will appreciate Java, a cozy café perfect for a quick espresso or a leisurely cappuccino, and The Alphabet, a charming spot known for its specialty coffees and relaxed ambiance, doubling as a delightful gift shop.

For those who enjoy outdoor activities, Mickleover Golf Course provides a picturesque and challenging setting for golf enthusiasts, while Exertion Gym caters to fitness enthusiasts with its modern facilities.

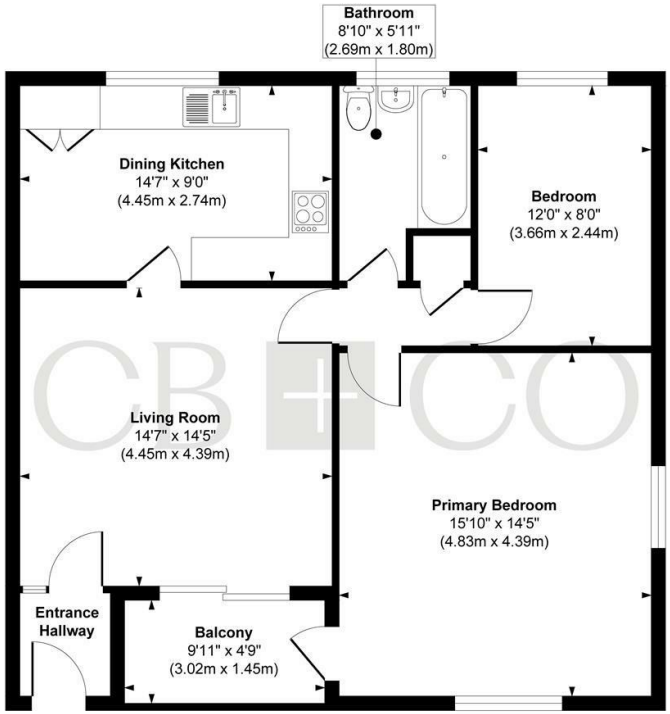
With excellent transport connections via the A516 and A38, residents can easily explore Derby and neighbouring cities. Whether running errands, enjoying leisure activities, or relaxing at home, Mickleover offers a vibrant and convenient lifestyle.






NO PARKING

Limes Court, Limes Avenue, Mickleover, Derby



Third Floor

Approx. Gross Internal Floor Area 767 sq. ft / 71.25 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The *Particulars*

- Spacious Top Floor Two Bedroom Apartment
- Set in the Heart of Mickleover Village
- Ideal First Time Buy, Investment or Person Looking to Downsize
- Gas Central Heating & uPVC Double Glazing
- Communal Entrance Hallway with Stairs to all Floors - Apartment on Second Floor
- Entrance Hallway, Spacious Living Room with Balcony
- Dining Kitchen, Two Bedrooms & Bathroom
- Residents Parking & Share of a Double Garage
- Close to First Class Range of Local Shops & Amenities
- No Chain Involved

Size

Approx 767.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

CURRAN BIRDS + CO

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved