

ASHWOOD CLOSE, DERBY

PRICE £95,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO ASHWOOD CLOSE

WELL-PRESENTED TOP FLOOR APARTMENT IN A CUL-DE-SAC LOCATION – Situated within a quiet cul-de-sac in Allenton, this two-bedroom top floor apartment offers practical, low-maintenance living with a well-planned layout and allocated parking. Ideal for first-time buyers, professionals or investors, the property provides comfortable accommodation with a bright and welcoming feel throughout.

The open-plan lounge and kitchen diner creates a sociable living space, with a large floor-to-ceiling window allowing natural light to flow into the room. There is ample space for both lounge furniture and a dining table, making it suitable for relaxing at home or entertaining guests. The kitchen benefits from an integrated oven and gas hob, alongside space for essential appliances.

Two double bedrooms provide flexibility for a couple, small household or those requiring a home office or guest room. A family bathroom and useful built-in storage add to the everyday practicality, while the allocated parking space is a valuable additional benefit.

Combining a convenient setting with straightforward, manageable accommodation, this apartment offers an appealing opportunity for buyers seeking a first home or a property with rental potential.

THE DETAIL

The Detail
Accessed via a communal entrance, this two-bedroom top floor apartment opens into a welcoming hallway featuring laminate flooring, an intercom system and a useful storage cupboard. The hallway provides access to all rooms, offering a practical layout and making good use of the available space.

The lounge and kitchen diner form the main living area, with laminate flooring running throughout and a large floor-to-ceiling window bringing in plenty of natural light. There is comfortable space for lounge furniture alongside a dining table, creating a versatile setting for everyday living. The kitchen is fitted with a range of units and incorporates an integrated oven and gas hob, with additional space for a fridge freezer and washing machine. A further storage cupboard provides useful room for household essentials, while the boiler is also conveniently situated within the kitchen.

The principal bedroom is a generously sized double room, finished with carpet to create a comfortable place to unwind. Bedroom two is also a double bedroom and benefits from carpet flooring, offering flexibility for guests, additional household members or use as a home office.

The bathroom comprises a white suite including a WC, wash basin and bath with a mains-fed shower overhead. Wood-effect vinyl flooring provides a practical finish to this everyday space.

Externally, the property benefits from one allocated parking space, providing convenient off-road parking.

Located in Allenton, the apartment is well placed for access to local shops, supermarkets and everyday amenities, with further shopping and leisure facilities available in the wider Derby area. The location also provides access to public transport services and routes into Derby city centre, making it a practical choice for commuters and those looking to enjoy the surrounding area.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

Leasehold Information

CB+CO





Annual Service Charge - £2160

106 Years left on the lease.

CB+CO

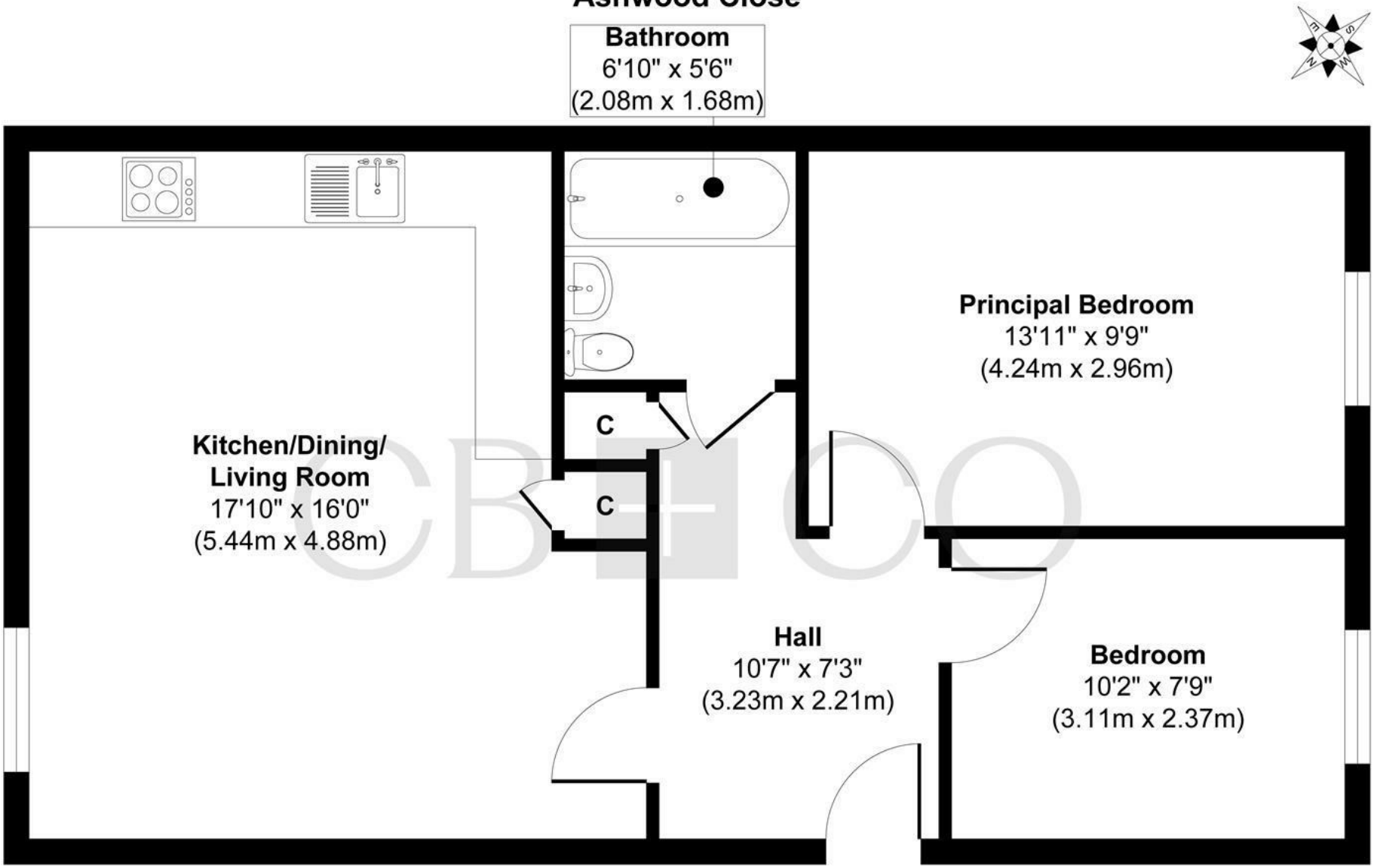








Ashwood Close



Floor Plan

Approx. Gross Internal Floor Area 607 sq. ft / 56.47 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

607.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

A

- Two-Bedroom Top Floor Apartment In A Quiet Cul-De-Sac Location
- Well-Planned Accommodation With A Practical And Welcoming Layout
- Open-Plan Lounge And Kitchen Diner With Space For Relaxing And Entertaining
- Generously Sized Principal Double Bedroom With Carpet Flooring
- Second Double Bedroom Offering Flexible Use For Guests Or Home Working
- Bathroom With Bath, Mains-Fed Shower, WC And Wash Basin
- One Allocated Parking Space Providing Convenient Off-Road Parking
- Useful Hallway Storage Cupboard With Access To All Rooms
- Allenton Location Close To Local Amenities, Public Transport And Derby City Centre
- Ideal First-Time Purchase Or Investment Opportunity

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THE MILLS

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