



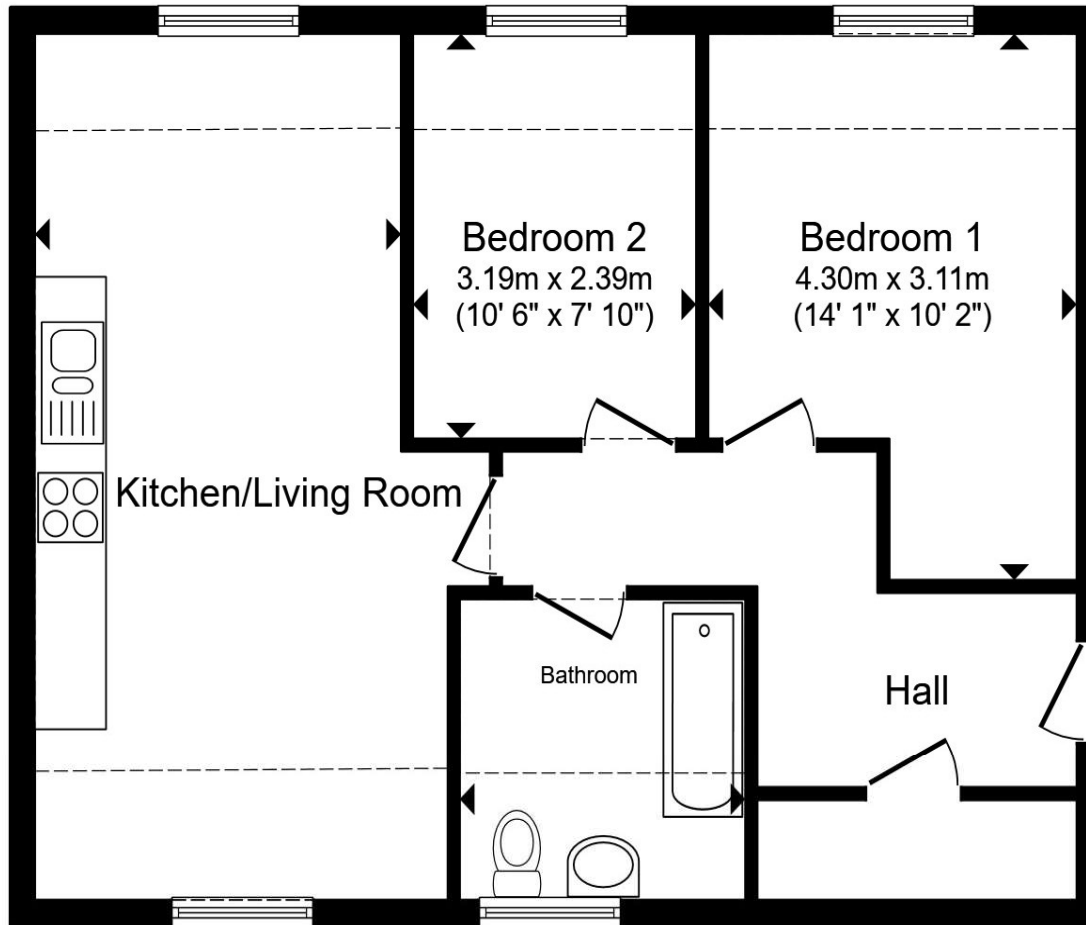
Nathaniel Drive, Derby DE22 2JT

welcome to

Nathaniel Drive, Derby

A stylish two-bedroom top floor apartment built in 2023, enjoying rooftop views towards Vicar Wood and Kedleston Estate. Featuring an open-plan living space, integrated appliances, allocated parking, a long lease and NO CHAIN.





About The Area

Kitchen/ Living Room

21' 1" x 12' 7" + RECESS (6.43m x 3.84m + RECESS)

Bedroom 1

14' 1" INTO RECESS x 10' 2" (4.29m INTO RECESS x 3.10m)

Bedroom 2

10' 6" x 7' 10" (3.20m x 2.39m)

Bathroom

Total floor area 59.9 m² (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Nathaniel Drive, Derby

- Modern top floor apartment built in 2023
- Two spacious double bedrooms
- Open-plan living/kitchen area with integrated appliances
- Allocated parking space and visitor parking
- No chain, long lease and reasonable service charges

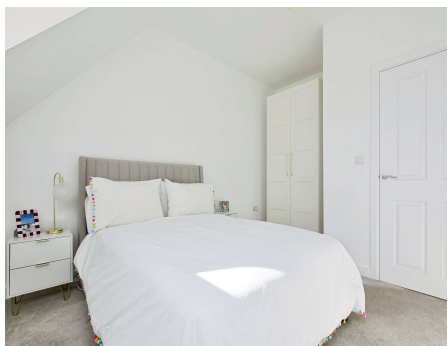
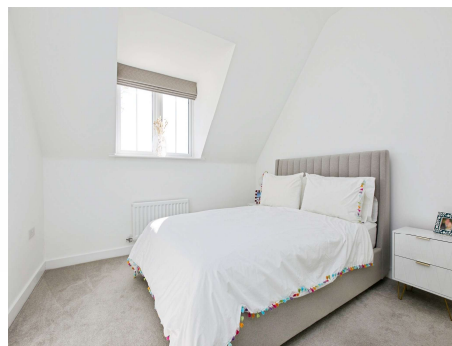
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1130.70

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000



Please note the marker reflects the postcode not the actual property

check out more properties at [bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)



Property Ref:
DBY121923 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Situated on the top floor of a modern development on Nathaniel Drive, this stylish two-bedroom apartment offers bright and well-proportioned accommodation in the highly desirable suburb of Allestree. Built in 2023 and offered for sale with NO CHAIN, the property benefits from a 250-year lease from January 2020, reasonable service charges and no ground rent.

Accessed via a secure communal entrance with intercom entry system, the apartment enjoys a dual-aspect position, creating a light and airy feel throughout. The private entrance hallway features two useful storage cupboards, providing valuable space for coats, household items and everyday essentials.

There are two generously sized double bedrooms, both offering ample room for furniture and enjoying a quiet position within the building. The contemporary three-piece bathroom is fitted with a bath and shower over, wash hand basin and WC.

The heart of the home is the impressive open-plan kitchen and living area, designed for modern lifestyles. The kitchen benefits from a range of integrated appliances including a washer, dishwasher, cooker and fridge/freezer, along with ample storage and worktop space. The living area enjoys pleasant rooftop views towards Vicar Wood and the National Trust's Kedleston Estate.

Externally, the property benefits from an allocated parking space, visitor parking, communal lawned gardens and a covered bin store.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)