



Empress Court Empress Road, Derby DE23 6TF

welcome to

Empress Court Empress Road, Derby

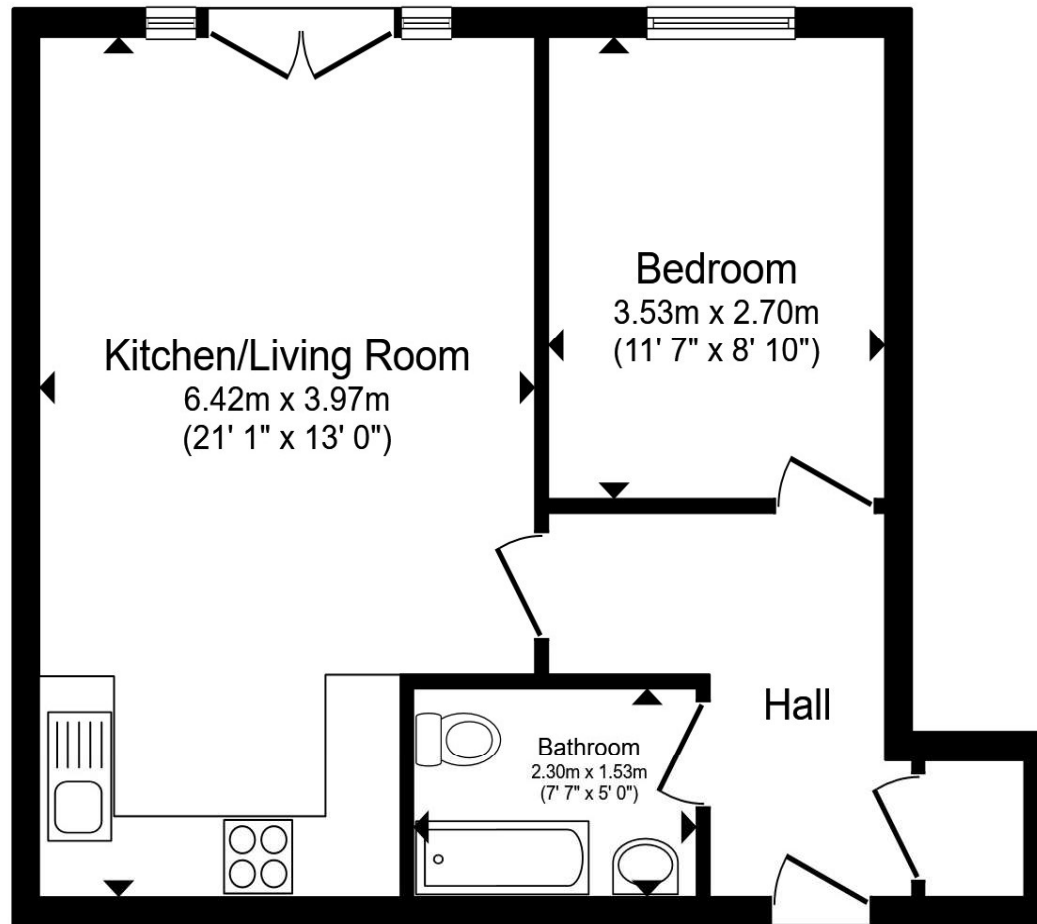
Situated within the well-regarded Empress Court development on Empress Road, this ground floor one-bedroom flat offers well-proportioned accommodation with the added benefit of allocated parking accessed via secure gated entry.

The property is entered via a welcoming entrance hall giving access to all principal rooms. To the left is a three-piece family bathroom comprising a bathtub with shower over, low-level WC and hand wash basin, finished in a neutral style.

Directly opposite the hallway is the generous double bedroom, offering ample space for a double bed along with space for additional freestanding furniture such as wardrobes or drawers.

To the rear of the property is the open-plan kitchen and living area, creating a practical and sociable layout. The kitchen is fitted with a range of wall and base units and includes an electric oven, gas hob with extractor fan, and space for a washing machine and fridge freezer. The living area is well-sized and benefits from double doors, allowing natural light to flow through the space.





About The Area

Kitchen/ Living Room

21' 1" x 13' MAX (6.43m x 3.96m MAX)

Bedroom

11' 7" x 8' 1" (3.53m x 2.46m)

Bathroom

7' 7" x 5' (2.31m x 1.52m)

Total floor area 44.6 m² (480 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

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- Ground floor one-bedroom flat
- Allocated parking with gated access
- Open-plan kitchen and living area
- Double bedroom with generous proportions
- Double doors from the living area

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121865



Property Ref:
DBY121865 - 0005

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