ABODE
SALES & LETTINGS

Dove Place, Scropton Road, Derby, DE65 5AB

Asking Price £135,000

https://www.abodemidlands.co.uk

We are delighted to present a beautiful and modern ground floor apartment through ABODE, featuring the added advantage of an allocated parking space. Inside, the property boasts an open-plan kitchen, dining, and living room area, complete with a stainless steel single oven, gas hob, splashback, and chimney hood in the kitchen section. Additionally, there is a separate utility/laundry room that provides extra space. The main bathroom includes a separate shower cubicle, while both bedrooms are of generous size, with the master bedroom featuring fitted wardrobes. To arrange a viewing, please contact ABODE at 01283 845888.

The property currently being let and there is a tenant in situ.

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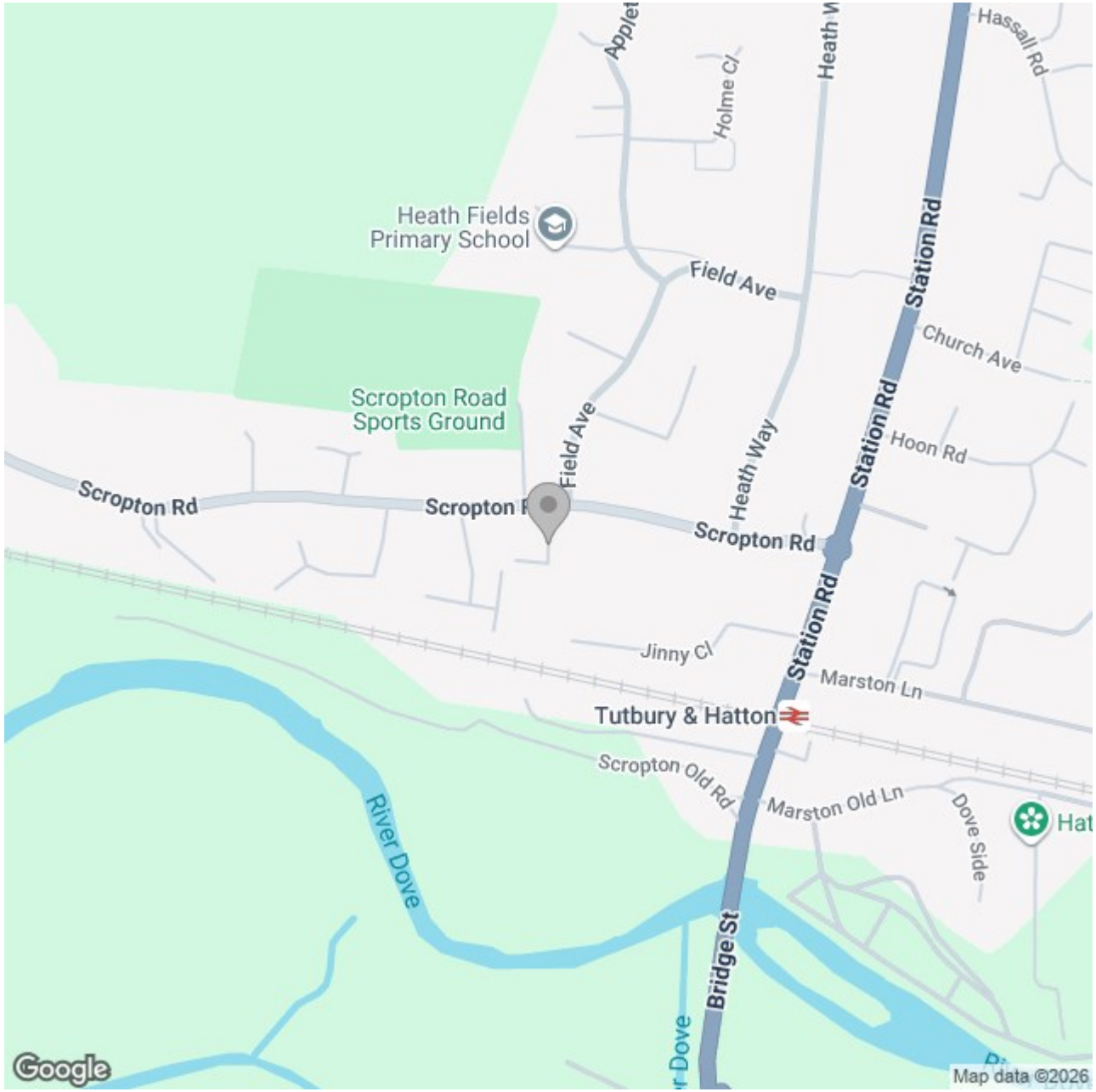
DESCRIPTION

ABODE are pleased to offer a stunning and contemporary ground floor apartment which benefits from an allocated parking space. Internally the property incorporates an open plan kitchen/dining/living room with the kitchen area including stainless steel single oven, gas hob, splashback & chimney hood, separate utility/laundry room giving extra space, main bathroom includes separate shower cubicle, two good sized bedrooms and fitted wardrobes to the master bedroom. Call ABODE to view on 01283 845888.

Share of Freehold

According to our information, the residents are members of the management company and collectively possess a portion of the freehold. Upon purchase, the new owners will inherit a share of the freehold, along with a lease of 993 years. Additionally, there is a monthly service charge amounting to £55.00. To confirm these details, it is advisable for prospective buyers to consult with their solicitor.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.