



## **Babington Court, Gower Street, Derby, DE1 1RH**

**Asking Price £79,950**

**\*\*MODERN STYLISH APARTMENT IDEAL BUY TO LET OR FIRST TIME BUY \*\* DERBY CITY CENTRE \*\***

A one bed apartment situated on a development in the centre of Derby walking distance to the shopping centre and amenities.

The apartment boasts video intercom entry, balconies from Living Room and Bedroom on the rear aspect of the building and views across Derby. The apartment building is located in the centre of Derby offering a stylish lifestyle that is unrivalled in the city. This spacious apartment comprises of a large open plan kitchen and lounge area, a double bedroom and bathroom. The property comes equipped with built-in appliances in the kitchen. No Upward Chain Call To View. Tenant in occupation an ideal buy to let.

## BUILDING ENTRANCE & HALL

Enter the building at ground floor and take lift or stairs to the communal 2nd floor landing. Enter apartment into reception hallway with space for a washing machine within a utility cupboard housing the hot water cylinder and continue into the main living area.

## LIVING ROOM/KITCHEN

4.57m x 4.24m (15'0" x 13'11")

Having window and double french style doors onto balcony that stretches the width of the apartment. Living Area with electric storage heater, In the Kitchen Area is a range of contemporary wall and base units, with integrated appliances; includes a stainless steel electric oven and hob, dishwasher and fridge/freezer.

## BALCONY

With decking area and glass panels.

## MASTER BEDROOM

3.40 x 2.44 (11'2" x 8'0")

UPVC french doors opening onto the balcony on the rear elevation, electric heater.

## BATHROOM

Having a fitted three piece white suite comprising of bath with shower over, hand wash basin, and wc.

## LEASEHOLD

Approximately 83 Years remaining on the lease, subject to change.

Annual Ground Rent £199 and monthly service charge £138 as at 2023. Reviewed annually.

Property construction: believed to be Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband type: TBC - See Ofcom link for speed:

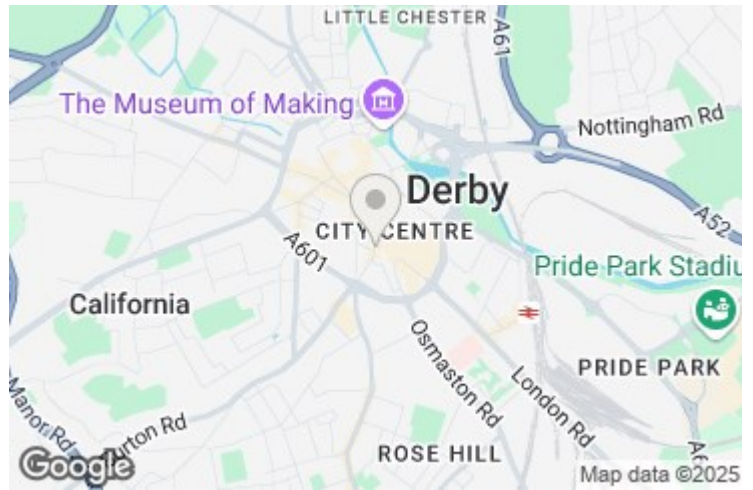
<https://checker.ofcom.org.uk/> Mobile signal/coverage:

See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: Derby Borough Council

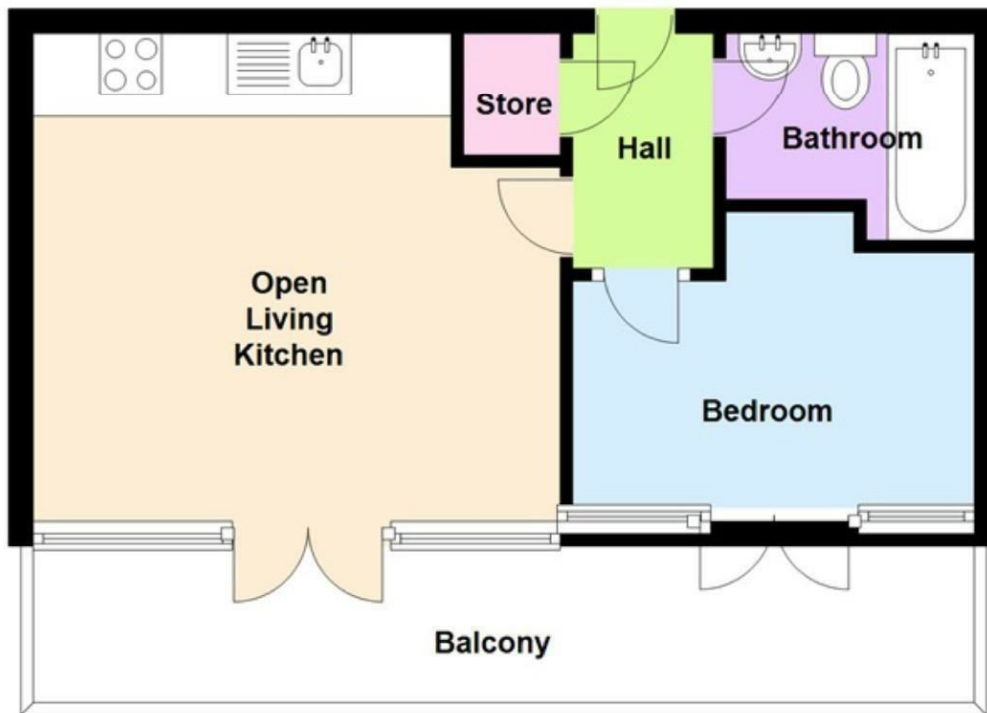
Useful Websites:

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)





## Floor Plan



Council Tax Band A

Leasehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. **Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 79      | 83        |
| EU Directive 2002/91/EC                     |         |           |

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