



**Apartment 3, The Tudors, Downing Street,
South Normanton, Derbyshire DE55 2AU**

Offers Over £95,000

Tel: 0115 9680268



- Spacious Ground Floor Apartment
- Modern & Well Presented
- Off Road Parking
- 25ft Open Plan Living
- Two Bedrooms
- Modern Bathroom

Attention Investors & First Time Buyers Looking for their first step on the property market! This well looked after, well-presented ground floor apartment deceptively spacious two bedroom apartment is perfectly suited to first time buyers looking to take their suitable for any investor that is looking to add an instant earner to your portfolio. This apartment offers a well a balanced internal layout and offers an array of positive features including two double bedrooms, great living space, off road parking and the ultimate convenience of having a handy array of local amenities and excellent transport links on its doorstep.

Initially, you will find this gem of an apartment situated on the ground floor within a small and select block of similar modern apartments. The internal accommodation comprises a central entrance hub with two well-proportioned bedrooms. There is a separate bathroom with modern three-piece suite, handy storage cupboard and an open plan living with a lounge and a clearly defined kitchen area with a neutral fitted range of units.

This apartment also benefits from an allocated parking space round the back of the block. Finally, just offering a word on the current tenant with this being a crucial part of the investment, they have continually kept up to date with rent and kept it in good order during the whole tenancy period making this a stress free investment for all landlords who are wanting to add to their portfolio.

ENTRANCE HALL

With a radiator, ceiling light point.

OPEN PLAN LIVING

w: 7.8m x l: 3.02m (w: 25' 7" x l: 9' 11")

A well-planned open plan living kitchen with two clearly defined separate areas with a substantial yet cosy living area and an open plan yet separate well-proportioned kitchen area.

LIVING AREA

w: 5.89m x l: 5.08m (w: 19' 4" x l: 16' 8")

A spacious living area with a radiator, ceiling light point and double glazed bay window to the front elevation.

KITCHEN AREA

w: 2.95m x l: 2.77m (w: 9' 8" x l: 9' 1")

With a range of neutral fitted wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring electric hob with wall mounted stainless steel extractor hood over. There is also plumbing for a washing machine, space for a free-standing fridge/freezer, ceiling light point and a double-glazed window to the front elevation.

BEDROOM ONE

w: 3.1m x l: 2.74m (w: 10' 2" x l: 9')

A double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO

w: 3.25m x l: 3.05m (w: 10' 8" x l: 10')

A second substantial double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BATHROOM

w: 2.69m x l: 1.93m (w: 8' 10" x l: 6' 4")

A modern family bathroom with a three-piece suite comprising a panelled bath with wall mounted electric shower, wash hand basin with chrome mixer tap and a low flush WC. There are also part tiled walls, ceiling light point, wall mounted heated towel rail and an extractor fan.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a leasehold property. The property is held on a leasehold basis on a 125 year lease from 2006 when the property was constructed. We are verbally informed the ground rent is £1.00 Per annum. There is a monthly service charge of £115.00 which covers the cost of the building insurance, exterior maintenance including grass cutting and grounds maintenance, window cleaning and the cleaning of the common parts.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









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