

**WITHDRAWN**



**Norfolk Gardens, Duffield Road**  
**£115,000**

  
**MARTIN & CO**





## Norfolk Gardens, Duffield Road

2 Bedrooms, 1 Bathroom

**£115,000**

- Tenanted two bedroom apartment
- Stylish 1960s build
- Well finished throughout
- Generating £8700 per annum
- Spacious living room

This stylish 1960s built apartment is in a highly desirable area to the north of Derby. The property is situated on the ground floor, with two double bedrooms, a spacious living room and generous storage space. The property benefits from a recently refitted shower suite, full double glazing and an allocated parking space.

The property is located on Duffield Road which offers great access both to the City Centre and the A38 and beyond. Close to Darley Park and the picturesque Darley Abbey Mills with its independent cafes, bars and fitness studios this is a highly desirable area of Derby.

**LEASE INFORMATION** Lease Term: 101 years  
Service Charge & Ground Rent: £1704.42

**ENTRANCE HALL** Bottle green rubber flooring, storage cupboards, radiator, door to front

**KITCHEN** 7' 5" x 9' 4" (2.28m x 2.86m) Bottle green rubber flooring, modern fitted kitchen, with stainless sink and gas cooker, radiator, window to rear

**LIVING ROOM** 13' 3" x 10' 10" (4.06m x 3.32m) Double glazed window to front elevation. Central



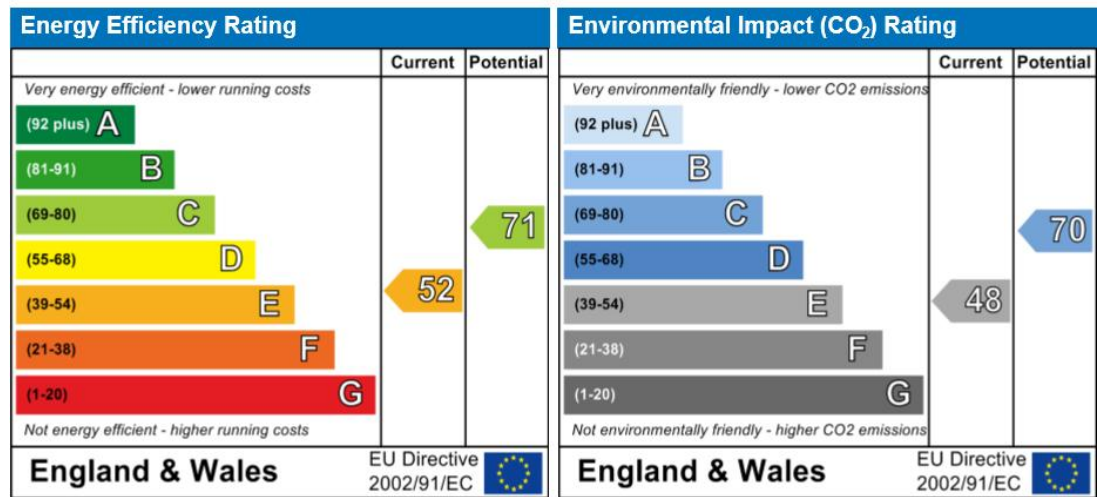
heating radiator.

BEDROOM 12' 7" x 9' 5" (3.86m x 2.88m) Double glazed window to front elevation, useful storage cupboards and central heating radiator.

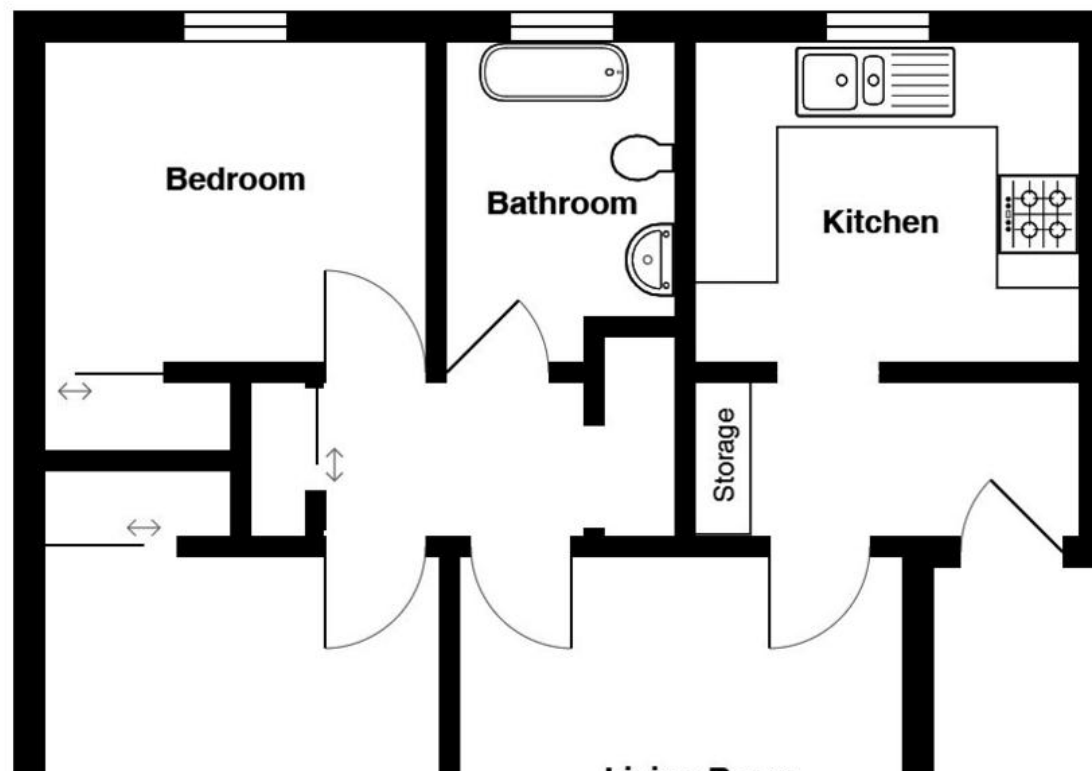
BEDROOM 7' 10" x 9' 4" (2.4 m x 2.85m) Double glazed window to rear elevation, useful storage cupboard. Central heating radiator.

BATHROOM 7' 9" x 5' 6" (2.38m x 1.69m) Modern suite comprising of spacious walk in shower, WC and wash hand basin.









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