

ON HOLD



Kingsmead House, Kedleston Road

1 Bedroom, 1 Bathroom, Apartment

£72,000

MARTIN&CO



- One Bedroom Apartment
- No Upward Chain
- Great Investment Opportunity
- Top Floor Apartment
- Providing Excellent Transport Links
- Close to City Centre
- Close to Derby University

PROPERTY AND LOCATION A well-presented one-bedroom apartment offering well-proportioned accommodation, ideal for first-time buyers, investors, or those looking to downsize. The accommodation comprises an entrance hall, spacious lounge, fitted kitchen, double bedroom, and a bathroom/W.C.

Situated to the west of Derby city centre, the DE22 1GW postcode enjoys a convenient location with excellent access to a wide range of local amenities, making it a popular choice for families, professionals, and students alike.

The area benefits from a selection of nearby shops, supermarkets, cafés, and everyday services, while Derby city centre is just a short distance away, offering an extensive range of retail, leisure, and dining options.

For commuters, the location provides excellent transport links, with easy access to the A38, A52, and A50, connecting to the M1 motorway and surrounding towns and cities. Regular public transport services also operate nearby, providing convenient routes across Derby and beyond.

The postcode is well placed for education, with a number of highly regarded primary and secondary schools within easy reach. It is also close to the University of Derby, making the area particularly attractive to university staff and students.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outdoor and recreational facilities are plentiful, with several parks and green spaces nearby, including Markeaton Park, one of Derby's most popular parks, offering open green space, walking routes, sports facilities, and family attractions.

Healthcare facilities are also close at hand, with Royal Derby Hospital located just a short drive away, alongside a range of GP surgeries, pharmacies, and other essential services.

Combining excellent connectivity, strong local amenities, nearby green spaces, and easy access to Derby city centre, DE22 1GW is a well-connected and highly convenient location that appeals to a wide range of buyers and tenants.

ENTRANCE HALL With access to the lounge, bedroom bathroom and storage cupboard.

LOUNGE 13' 11" x 10' 10" (4.24m x 3.3m) With double glazed window the front elevation.

KITCHEN 10' 10" x 7' 9" (3.3m x 2.36m) Fitted with double glazed windows to the side and rear elevations, allowing for plenty of natural light. The kitchen is appointed with a range of matching wall and base units incorporating roll-edge work surfaces and a stainless steel sink with drainer. There is also space for

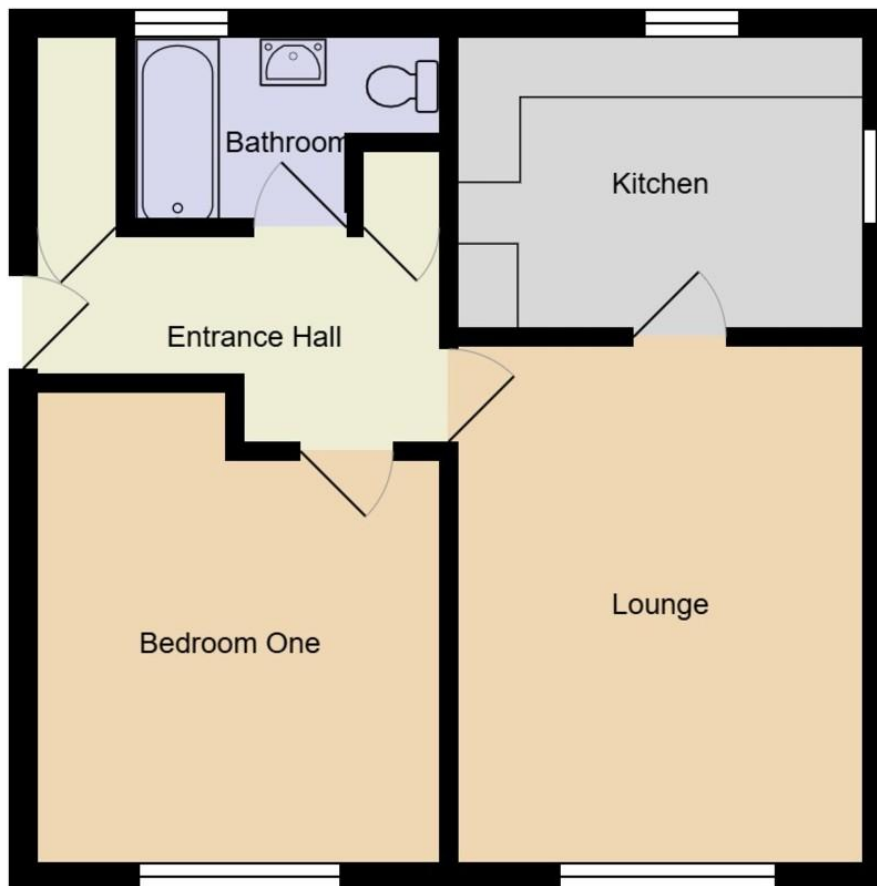


appliances, with a freestanding cooker included.

BEDROOM 10' 11" x 10' 10" (3.33m x 3.3m) With double glazed window to the front elevation.

BATHROOM Fitted with a three-piece suite comprising a low-level W.C., pedestal wash hand basin, and panelled bath with shower over. The bathroom is finished to a practical standard, providing everything required for everyday use.





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