



**Burgess Mill
Manchester Street
Derby
DE22**

Offers in Excess of £138,000

bettermove 

Manchester Street Derby

Bettermove are proud to present this 2 bedroom flat in Derby, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via an allocated space.

The council tax band is C.

This is a leasehold property with 103 years remaining on the lease; the ground rent is £100pa and the service charge is £3,600pa.

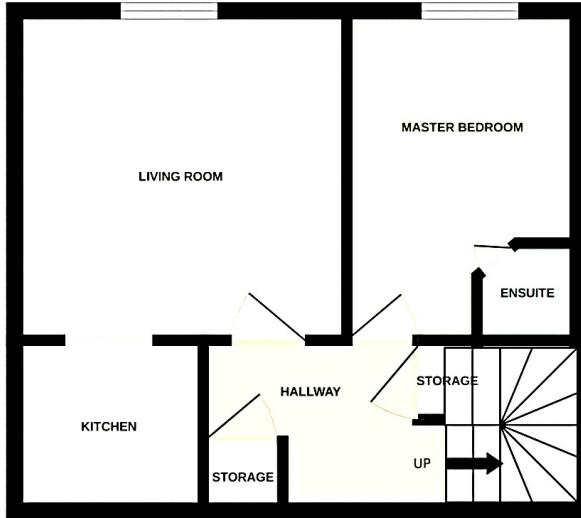
The interior of this beautifully presented property comprises a spacious bedroom, reception room and family bathroom on the ground floor. The basement consists of the main bedroom that includes a en-suite, fitted kitchen, dining and lounge area, as well as a storage room.

Located in the popular city of Derby, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Derby train station, various bus routes and the A38.

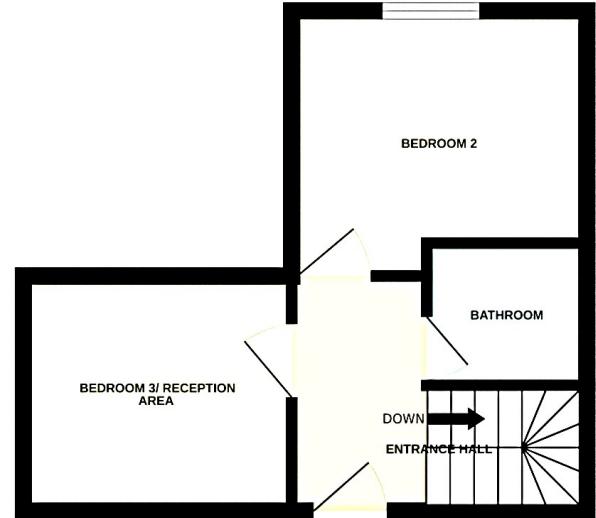
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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