



Mill Street
Derby
DE1

Offers In Excess Of £133,000

bettermove

Mill 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 electric heating throughout, with allocated parking available.

The council tax band is C.

This is a leasehold property with 977 years remaining on the lease; the service charge is approximately £1,700.00 per annum.

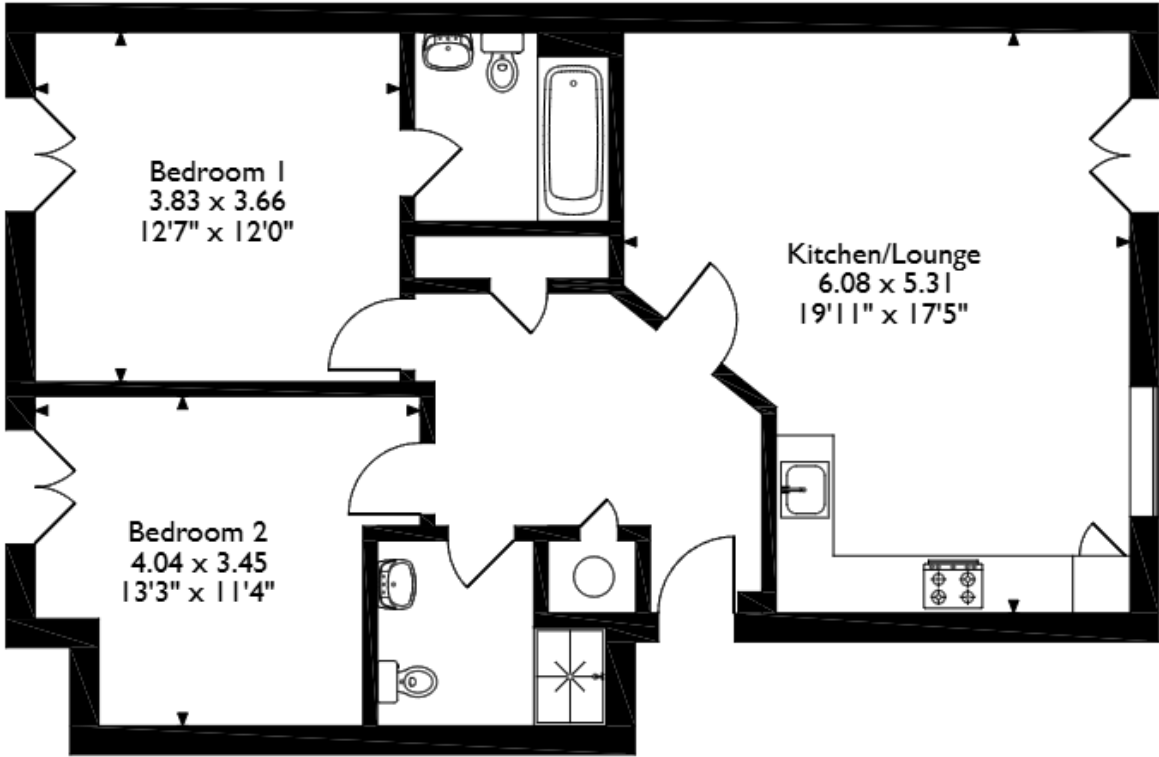
The interior of this beautifully presented property comprises a spacious living/kitchen area, two double bedrooms, with the master bedroom benefitting from a private en-suite, alongside a shower room. Both bedrooms benefit from individual Juliette balconies, with the third balcony accessible via the living room, as well as communal gardens, perfect for enjoying the summer months.

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, a variety of local bus routes, and quick access to the M1.

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



Westgate, Mill Street, Derby
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	84
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	74
England, Scotland & Wales		
	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk