



2 Bed Maisonette
36 Battersea Park Way, Derby, DE22 4LT
Offers In The Region Of £140,000 Leasehold
Approx 803.00 sq ft

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 **ATTAIN**
PROPERTIES

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- 3 Story Duplex Maisonette
- Gas Central Heating
- Allocated Parking
- EPC C / Council Tax B
- Large Master Bedroom
- Seperate W/C

Welcome to your new cozy nest! This charming two-bedroom duplex maisonette is a real gem, tucked away in a prime spot within the ever-popular Mackworth development. Start your journey by stepping through your very own front door on the ground floor. Climb the stairs and voilà! You'll find your delightful living space waiting for you. And no need to worry about parking—your very own designated car parking space is included. Come on in and make yourself at home!

additional items included in sale:

Extra keys

Coat rack and shoe cupboard

Fridge freezer (not in great condition but works okay)

Dining table and chairs

Main bedroom wardrobes and bedside drawers

Single bed (wood frame)

Bathroom wall cabinet

Entrance Hall

3'11" x 19'5"

Stairs to the first floor

First Floor Hall

6'3" x 13'6"

Stairs to the second floor, doors to first floor rooms

Toilet Room

6'5" x 5'10"

Rear aspect frosted window, low level W.C., wash hand basin, radiator, built-in cupboard.

Kitchen

7'4" x 12'7"

Rear aspect window, range of both base and eye level cupboards, rolled edge worktops with inset sink, integrated four ring gas hob with oven under and extractor over, under counter space and plumbing for a washing machine, space for a free-standing fridge/freezer, wall mounted boiler.

Living Room

14'0" x 13'5"

Two front aspect windows, radiator, TV and telephone points.

Second Floor Hall

6'5" x 12'9"

Access to the loft, doors to second floor rooms.

Bathroom

6'5" x 6'11"

Rear aspect frosted window, panel enclosed bath with shower over, low level W.C., wash hand basin, part tiled surrounds.

Bedroom 1

7'4" x 8'0"

Two front aspect windows, radiator, TV point.

Bedroom 2

14'2" x 16'4"

Rear aspect window, radiator.

Allocated Parking

One allocated parking space.

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None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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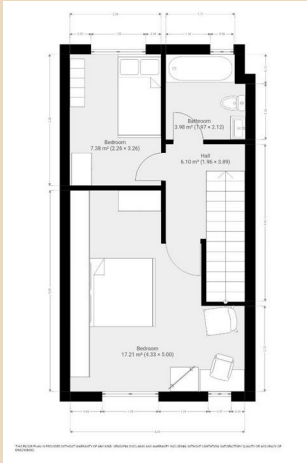
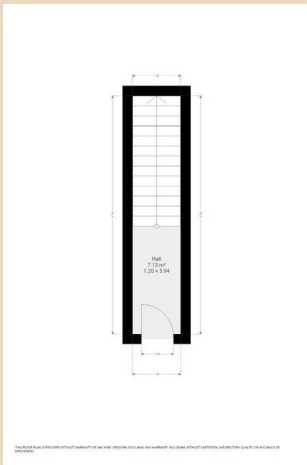
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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