



Magnus Court, Derby DE21 4TR

welcome to

Magnus Court, Derby

Top floor two-bedroom apartment in Magnus Court, Derby, featuring a spacious open-plan living and dining area with Juliette balcony, modern kitchen, en-suite to master, and family bathroom. Ideal for first-time buyers or investors.

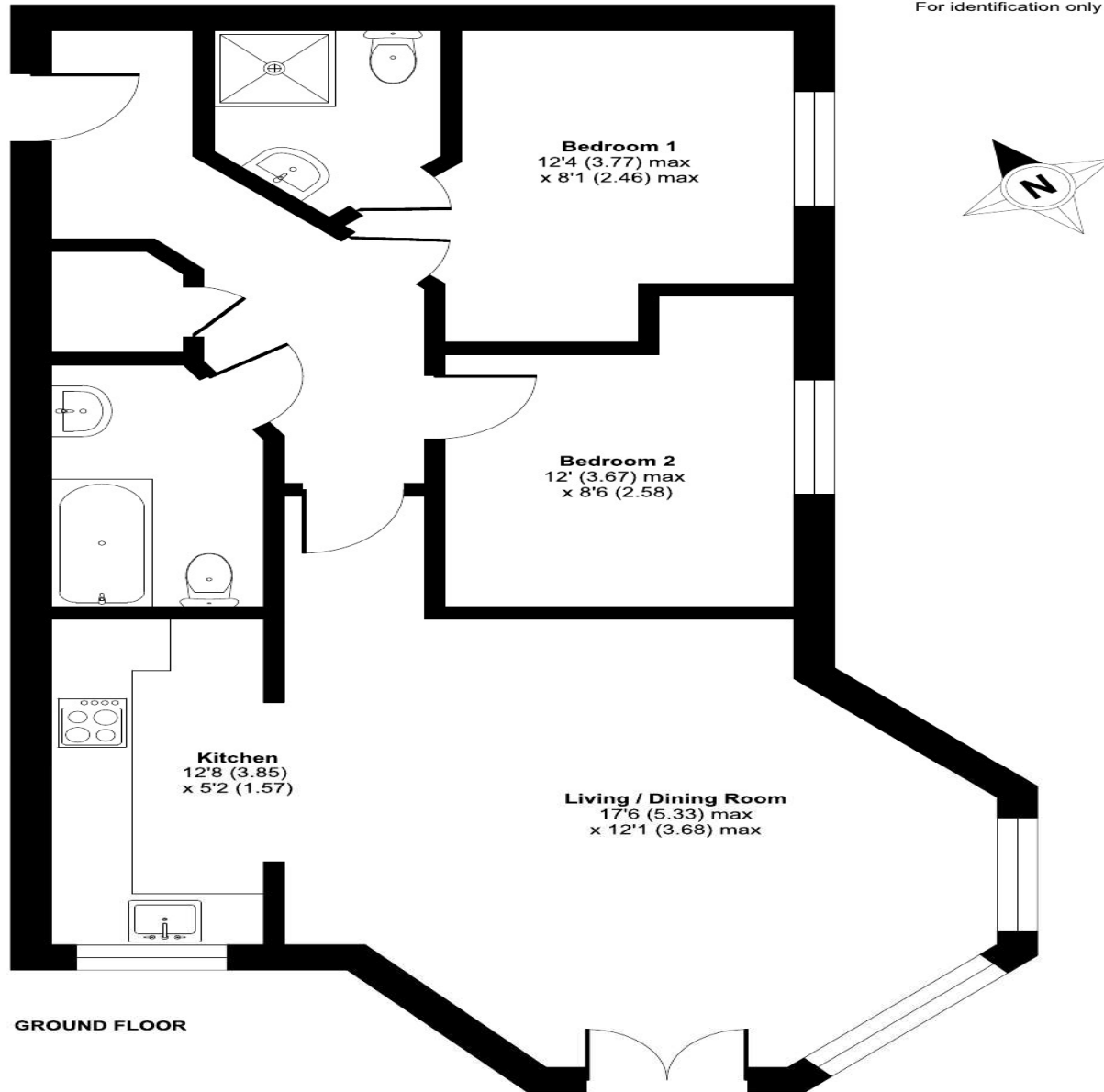


Magnus Court, Derby, DE21

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale

Area Description



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- Top floor apartment
- Two double bedrooms
- En-suite to principal bedroom
- Spacious open-plan living with Juliette balcony
- Ideal for first-time buyers or investors

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1400.00

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000



Situated on the top floor of the popular Magnus Court development, this well-presented two-bedroom apartment offers spacious and modern living, making it an excellent opportunity for first-time buyers and investors alike.

Upon entering the property, you are welcomed into a central hallway providing access to all rooms. There are two generously sized double bedrooms, with the principal bedroom benefiting from a private en-suite shower room. A separate family bathroom is fitted with a bath, WC and hand wash basin, offering practicality and convenience.

The heart of the home is the impressive open-plan living and dining area, ideal for both relaxing and entertaining. This bright and airy space is enhanced by a Juliette balcony, allowing for plenty of natural light. The adjoining kitchen is well-appointed with ample wall and base units, providing excellent storage and workspace.

Positioned on the top floor, the apartment enjoys a sense of privacy and elevated views, while maintaining easy access to local amenities and transport links.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY122088 - 0002

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