

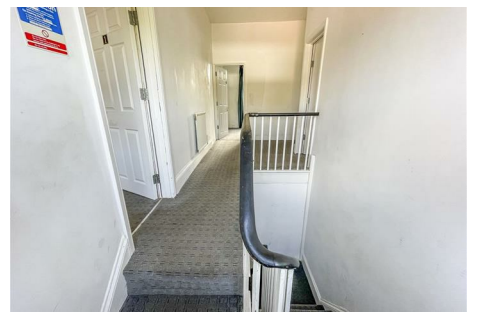


**PANTERA
PROPERTY**

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Sidney Houses Church Street

Littleover, Derby, DE23 6GE

Pantera Property offer to the market a two-bedroom first floor flat, providing a rear parking area. The property offers a great opportunity to add value and is in need of modernisation.

The property offers a reception room, kitchen, the house bathroom and two bedrooms.

The property is held on a Leasehold basis – 999 years from November 1980. Ground Rent £25 per annum.

Service Charges approximately £678.28 per annum.

£65,000

Sidney Houses Church Street

Littleover, Derby, DE23 6GE


- First Floor Flat
- Vacant Possession
- Two Bedrooms
- Communal carpark providing off street parking and garage
- No Onwards Chain
- Long Leasehold Interest

Location

The property is located in Littleover, on Church Street, which can easily be accessed off Shepherd Street accessed from Burton Road. Specifically, the property is situated in a predominately residential area with an extensive range of local amenities within walking distance to include leisure facilities, Romford railway station, shops, cafes and restaurants.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) 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 & Wales		EU Directive 2002/91/EC 	



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