



Kedleston Court Norbury Close
Allestree Derby

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for sale
£67,000



Property Description

Hall & Benson are pleased to bring to market this one bedroom flat in Kedleston Court situated on the fourth floor.

The flat inhabits a lounge, kitchen, bathroom, bedroom and has access to a shared balcony.

The property also has a private garage.

The flat is being sold with the tenant in situ so please contact our office for any further information.

Entrance Hall

Vinyl flooring, one electric storage heater, two storage cupboards.

Lounge

13' 5" plus recess x 10' 2" (4.09m plus recess x 3.10m)

Laminate flooring, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation giving access to the shared balcony.

Kitchen

6' 7" max x 9' 1" (2.01m max x 2.77m)

Vinyl flooring, wall and base units with tiled splashback, cooker, fridge-freezer, washing machine, stainless steel sink and drainer with mixer tap.

Bedroom

11' 5" plus wardrobe x 9' 5" (3.48m plus wardrobe x 2.87m)

Laminate flooring, built in wardrobe, UPVC double glazed window to the rear elevation.

Bathroom

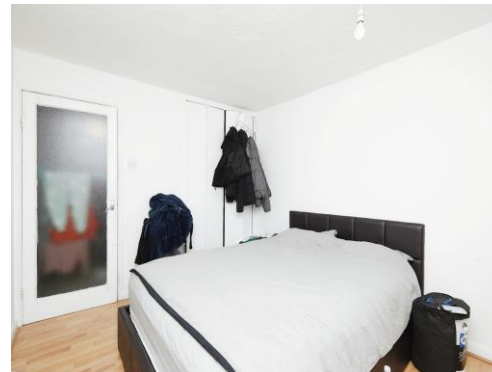
Vinyl flooring, bath with overhead shower and tiled splashback, WC, sink with taps, fitted cupboards.

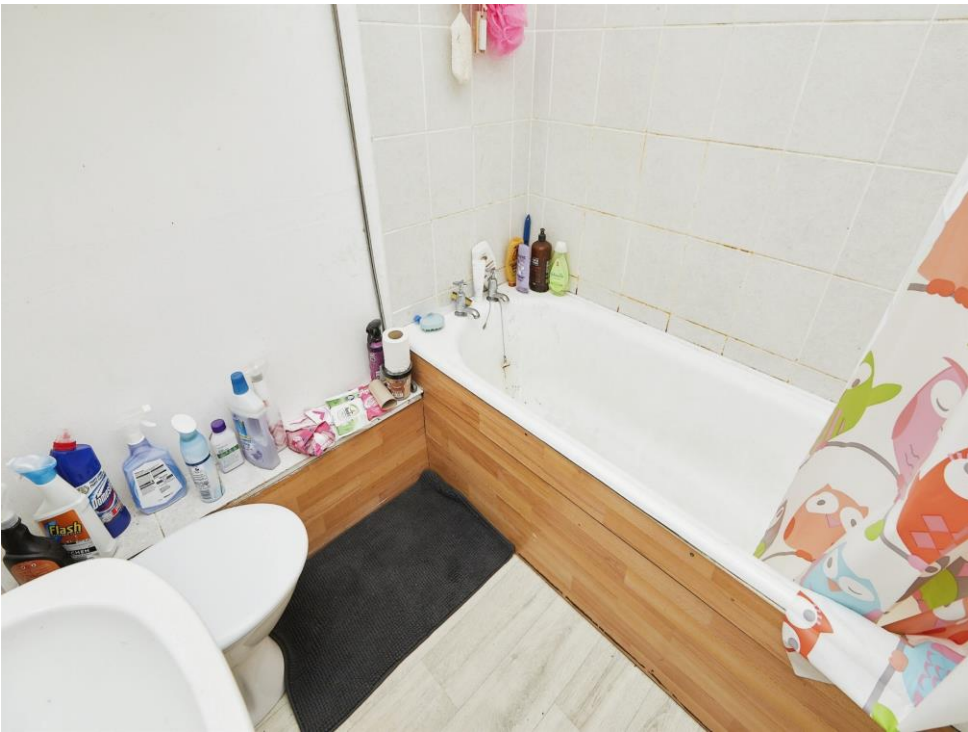
Garage

Up and over door to the front elevation.

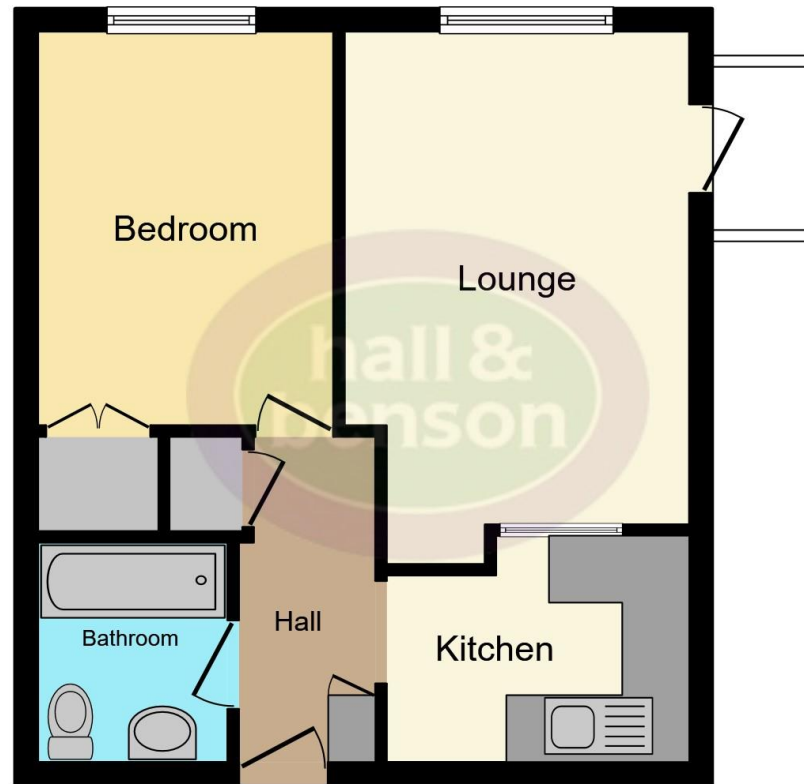
Tenure Information

The lease length is 199 years from 1987 meaning there are approximately 163 years remaining. Ground rent is £20 per annum. Service charge is £2400 per annum. Contact the information for any further information.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: D

Tenure: Leasehold

view this property online hallandbenson.co.uk/Property/ATR101320

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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