



Kedleston Court Norbury Close  
Allestree Derby



## Property Description

Hall & Benson are delighted to bring to market this well presented flat, conveniently located within a very short walk of Park Farm Centre. The property has been extremely well maintained by the current owner and an internal inspection is highly advised. This property benefits from a modern kitchen, lounge, bathroom, double bedroom and a balcony with views across the Derbyshire countryside. Ideal property for a buy to let investor or a first time buyer, ideally positioned for all the local amenities, doctors & bus routes into Derby. If you would like any more information or would like to arrange a viewing please contact Hall & Benson today!

## Entrance Hallway

Having carpet flooring, a storage and doors off to:-

## Lounge

10' 8" x 13' 2" Max ( 3.25m x 4.01m Max )

Having carpet flooring, UPVC double glazed window to the rear elevation and electric fire.

## Dining Room/ Kitchen

13' 8" Max x 6' 5" Max ( 4.17m Max x 1.96m Max )

Fitted with wall and base units with work surfaces over and tiled splashbacks, cooker, fridge freezer, inset sink and drainer with mixer tap over, space and plumbing for a washing machine, laminate flooring, UPVC double glazed window to the rear elevation and two storage cupboards.

## Bedroom

9' 4" x 9' 2" ( 2.84m x 2.79m )

Having carpet flooring, UPVC double glazed sliding door to the side elevation leading out to the shared balcony and built-in wardrobe.

## Bathroom

Having vinyl flooring, partly tiled walls, bath with shower over, vanity W.C and wash hand basin with mixer tap over and towel rail.









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](mailto:allestree@hallandbenson.co.uk)**

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [hallandbenson.co.uk/Property/ATR101349](http://hallandbenson.co.uk/Property/ATR101349)**

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.

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