



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 well maintained by the current owner and an internal inspection is highly advised. This property benefits from a kitchen, lounge, bathroom, double bedroom and a shared balcony. Ideal property for a buy to let investor as it is being sold with the tenant in situ, 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

Accessed via the wooden front door, carpeted flooring, two storage cupboards and access to all rooms.

Lounge

13' 5" x 10' 3" (4.09m x 3.12m)

Carpeted flooring, one electric heater, electric fireplace and surround, UPVC double glazed window and door to the rear elevations giving access to the shared balcony.

Kitchen

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

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



Bedroom

11' 4" x 9' 5" (3.45m x 2.87m)

Carpeted flooring, one electric heater, UPVC double glazed window to the rear elevation, built in wardrobe.

Bathroom

Vinyl flooring, part tiled walls, bath with overhead shower, WC. sink, extractor fan.

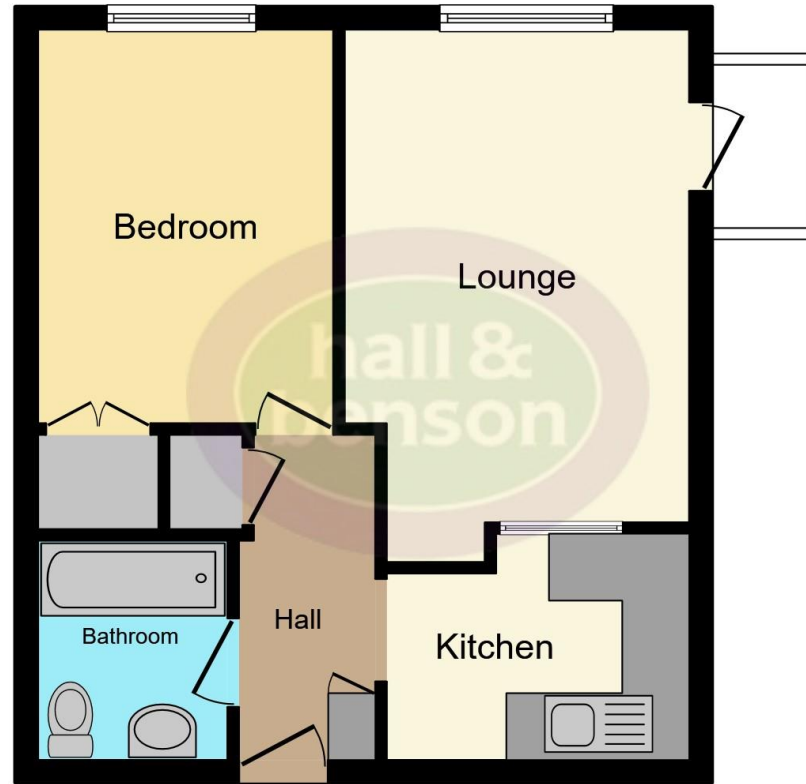
Tenure Information

Please contact our sales team to obtain the tenure information for this property.

Photographs

Please note. the photos on this advert were taken before the current tenant moved in which was about 5 years ago.





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

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DERBY DE22 2QQ

EPC Rating: C

view this property online hallandbenson.co.uk/Property/ATR101706

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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