



Hall Park Close  
Littleover Derby



### Property Description

Hall and Benson are delighted to bring to market this first floor flat located within close proximity of Littleover Village.

The flat has been well maintained by it's current owners so is superbly presented throughout. The accommodation comprises three bedrooms, a family bathroom, dining room, lounge and kitchen. The property offers ample storage as it has three built in storage cupboards in the dining room.

Whilst there is no specific allocated car parking spaces to the flat, there is ample on street parking within the cul-de-sac where the flat is located.

We highly advise viewing the property due to where the building is situated and to see the space that the flat has to offer.

### Entrance Hallway

Accessed via the composite front door with carpeted flooring.

### Dining Room

10' 7" x 10' 2" ( 3.23m x 3.10m )

Vinyl flooring, UPVC double glazed window to the side elevation, one electric radiator, three built in storage cupboards, access to the lounge and kitchen.

### Lounge

11' 10" x 14' 8" ( 3.61m x 4.47m )

Carpeted flooring, one electric radiator, UPVC double glazed windows to the rear and side elevations.

### Kitchen

10' 2" x 7' 10" plus recess ( 3.10m x 2.39m plus recess )

Vinyl flooring, wall and base units with a tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven and four ring electric hob with extractor fan above, space for a fridge-freezer and washing machine, one electric radiator, built in pantry, UPVC double glazed window to the side elevation.





### Bedroom One

10' 7" x 10' 5" ( 3.23m x 3.17m )

Carpeted flooring, one electric radiator, UPVC double glazed window to the side elevation.

### Bedroom Two

10' 6" x 5' 11" ( 3.20m x 1.80m )

Carpeted flooring, one electric radiator, UPVC double glazed window to the front elevation.

### Bedroom Three

5' 10" plus recess x 8' 10" ( 1.78m plus recess x 2.69m )

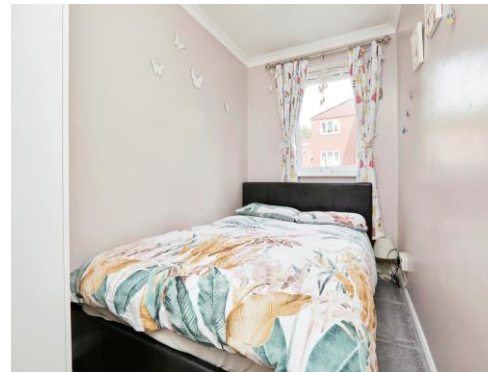
Carpeted flooring, one electric radiator, UPVC double glazed window to the rear elevation.

### Bathroom

Vinyl flooring, tiled walls, bath with overhead shower, WC, vanity sink with mixer tap, one electric radiator, two UPVC double glazed frosted windows to the rear elevation.

### Tenure Information

This flat is a leasehold property. Please contact the branch for more information.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

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**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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