



Queens Court  
Derby





### Property Description

A fantastic opportunity to acquire an over 55s retirement property in Derby. This is a ground floor flat, well presented throughout, offering two bedrooms, a bathroom, lounge and kitchen.

The location is highly desirable due to it's convenient and cul-de-sac location.

Please contact our office for more information regarding the lease and to arrange a viewing.

### Entrance Hallway

Accessed via the door to the rear elevation, carpeted flooring, one radiator, built in storage cupboards.

### Lounge

12' 10" max x 14' 11" max ( 3.91m max x 4.55m max )

Carpeted flooring, one radiator, UPVC double glazed French doors to the front elevation to access the communal garden areas.

### Kitchen

Irregular Shaped Room 11' 6" x 9' 2" max ( 3.51m x 2.79m)

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



## Bedroom One

11' 4" x 10' 4" ( 3.45m x 3.15m )

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

## Bedroom Two

9' 4" max x 6' 5" max ( 2.84m max x 1.96m max )

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

## Bathroom

Tiled flooring, part tiled walls, bath with overhead shower, WC, pedestal sink, heated towel rail, UPVC double glazed frosted window to the rear elevation.

## Tenure Information

Please contact the office for details.















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

**T 01332 555 945**  
**E [allestree@hallandbenson.co.uk](mailto:allestree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
DERBY DE22 2QQ

**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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