



Flat 71 Norbury Close
Allestree DERBY

Flat 71 Norbury Close Allestree DERBY DE22 2QE

for sale offers over
£75,000



Property Description

Conveniently located within a very short walk of Park Farm Centre, this well presented one bedroom fifth floor flat with a garage that benefits from modern kitchen, lounge, bathroom, double bedroom and a balcony with wide ranging 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. No chain. CALL HALL AND BENSON NOW to book an early viewing.

Communal Entrance

The flat is accessed via a communal entrance hall with secure door entry system & lift to all floors.

Hallway

With doors to all rooms, coving and storage cupboard containing the hot water cylinder, intercom hand set.

Kitchen

9' 1" x 6' 5" (2.77m x 1.96m)

Having a good range of fitted cupboards & base units incorporating roll top working surfaces and breakfast bar. Stainless steel ingle bowl sink unit with mixer tap, a four ring electric hob with extract over and built in electric oven. Space and plumbing for washing machine and finished with a vinyl floor.

Lounge

13' 4" x 10' 2" (4.06m x 3.10m)

With uPVC double glazed window to the side elevation with views across Derbyshire and uPVC double glazed door to the balcony. With carpet and coving.

Balcony

Located off the lounge via the uPVC double glazed door. Extensive countryside views.

Bedroom

11' 4" x 9' 9" (3.45m x 2.97m)

Double bedroom with uPVC double glazed windows with views, coving, carpet and built in wardrobe.

Bathroom

With pedestal sink, bath with mixer taps, shower and screen, low level wc, vinyl floor and tiled walls.

Garage

20' x 8' 6" (6.10m x 2.59m)

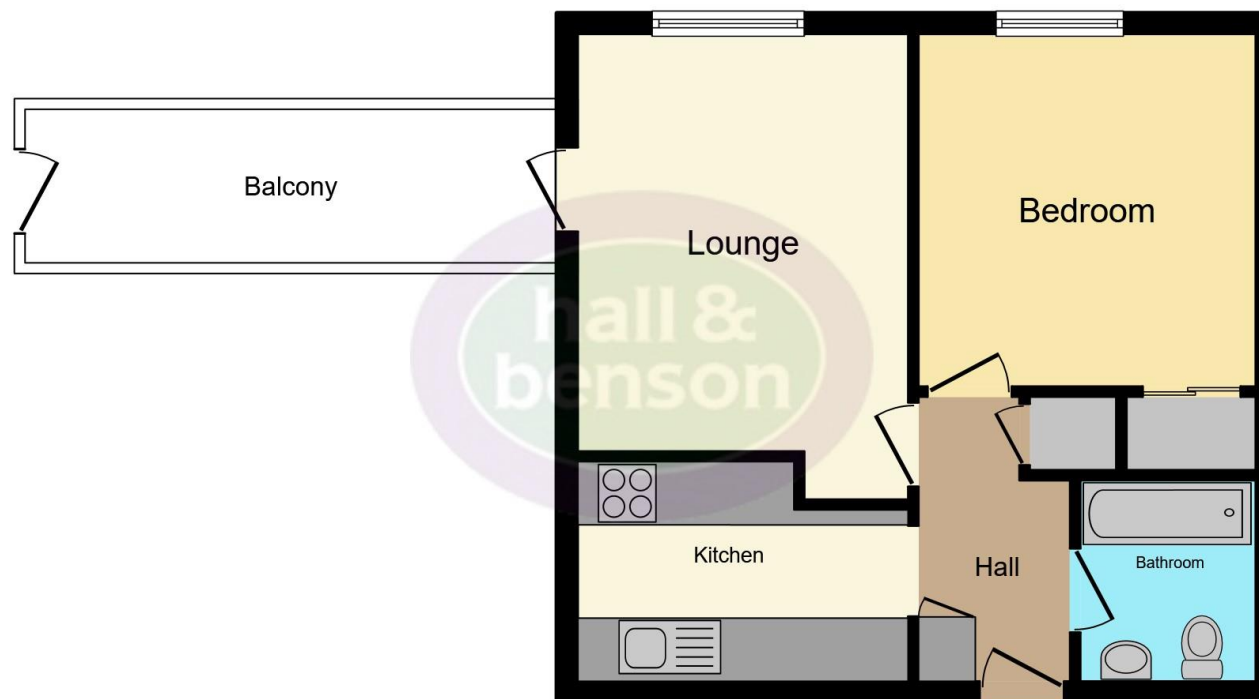
Garage located next to the entrance, with and up and over door.

Additional Parking









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/ATR100726

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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