



Badgerdale Way
Littleover DERBY

Badgerdale Way
Littleover DERBY DE23 3ZA

for sale offers in excess of
£145,000



Property Description

STYLISH MODERN APPARTMENT - Tucked away at the end of a modern development in the sought-after area of Heatherton Village, is this two-bedroom apartment. Offering a well-presented interior, allocated parking, brand new electric heating and uPVC double glazing!

In brief, the accommodation comprises: Entrance hall; spacious lounge/diner with French doors opening out onto the balcony; modern fitted kitchen; two double bedrooms, the master bedroom having fitted wardrobes and a private balcony and double French doors with; family bathroom having a three-piece suite.

Outside, to the front of the property is an allocated parking space providing off road parking and multiple visitor spaces.

The property occupies a convenient location close to amenities on the Highfields Estate and Heatherton Village and there are upcoming amenities. Littleover village centre is located around of a mile away and offers an excellent range of shops, including a supermarket, post office and petrol station.

Badgerdale Way is conveniently situated with access to local, schools, public transport routes, recreational facilities and useful road links via the A38, A50 and A52 networks. There is also good access to the Royal Derby Hospital, Rolls-Royce, Alstom and East Midlands Airport.

Don't miss out on this stylish apartment.

Living Space

17' Max x 19' 5" Max (5.18m Max x 5.92m Max)

Bedroom One

12' 5" Max x 10' 4" Max (3.78m Max x 3.15m Max)

Bedroom Two

13' 5" Max x 9' Max (4.09m Max x 2.74m Max)

Bathroom









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

To view this property please contact Hall & Benson on

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E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1932.00

Ground Rent:
 780.00

Tenure: Leasehold



view this property online hallandbenson.co.uk/Property/ATR102260

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 2006. 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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