

Home 2 Sell

Quality Service For Less



## Apt 16 Springwood Gardens

Belper, DE56 1RT

Offers Around £149,995



Home2sell are delighted to offer for sale this two bedroomed apartment for the over 55's which enjoys a truly stunning location. Offering superb opportunity for the discerning purchaser to acquire a two bedroom apartment within a retirement development which is located with in walking distance of Belper Town Centre. The facilities include a communal residents lounge and laundry facilities. Access via secure electric doors for wheelchair or mobility scooter access, lift to all floors and the opportunity to tailor make a bespoke care package to suit all needs.

Viewing Essential. NO CHAIN. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

The apartment is entered via a door with Intercom system.

### Open Plan Living Dining Kitchen

This well proportioned light and airy room has a living/dining area with two double glazed windows to the side elevation. Two wall lights, ceiling light, wall mounted electric heater, television point, and carpet to the floor. Having an emergency pull chord.

The kitchen area has a range of matching base, wall and drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with complimentary splash back tiling. Integrated electric fan assisted oven with four ring electric hob and stainless steel extractor canopy over. Space for a fridge, wood grain effect vinyl flooring and a ceiling light.

### Bedroom/ Lounge

17'2" x 8'10" (5.24m x 2.71m )

Having two double glazed windows to the side elevation, built in wardrobe/store housing the domestic hot water cylinder, emergency pull cord, ceiling light, wall light and television point.

### Bedroom

22'0" reducing 13'10" x 8'9" x 4'5" (6.72m reducing 4.22m x 2.68m x 1.36m )

Second double bedroom with double glazed window to the side elevation, emergency pull cord, ceiling light, wall lights, wall mounted electric heater.

Walk in wardrobe with ceiling light and wall mounted heater.

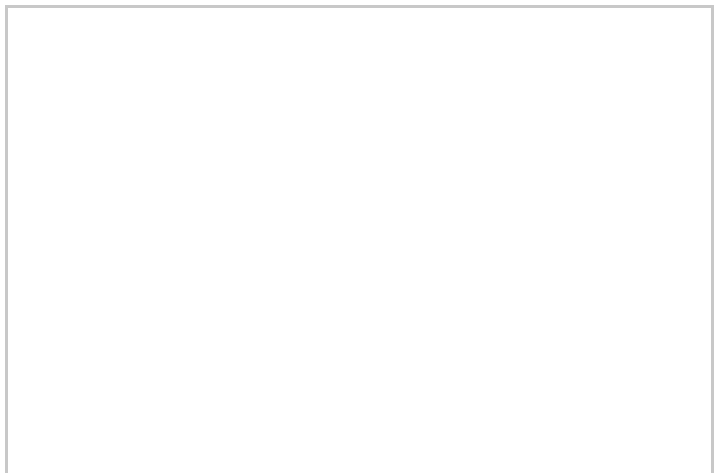
### Shower Room

Having a three piece suite comprising of a close

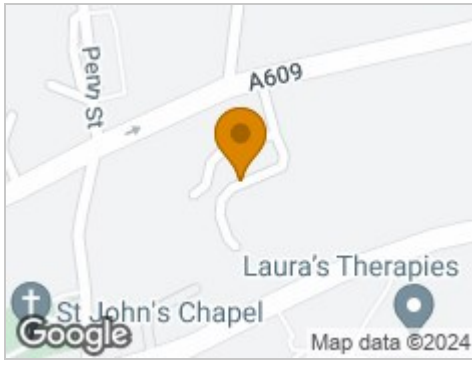
couple WC, pedestal hand wash basin, tiled shower enclosure having a thermostatically controlled shower. Wall mounted electric heater, shaver point, extractor fan and ceiling light.

### Ladywell Views

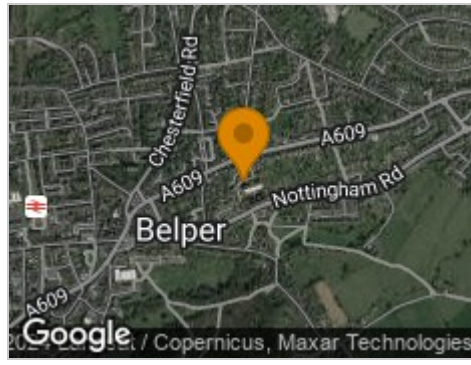
Lady Well Views is an over 55's retirement development a stone's throw from Belper town centre. Built in 2008 the development offers self contained apartments where residents can live independently whilst having access to 24 hour care, 365 days a year if required. Other benefits include an intercom pull cord emergency call system, secure camera entry system, residents lounge for social activities/meetings, a Derbyshire County Council Community Transport bus to Belper and Derby, guest suite for friends/family overnight stays and a free to use Laundry Room for all guests.



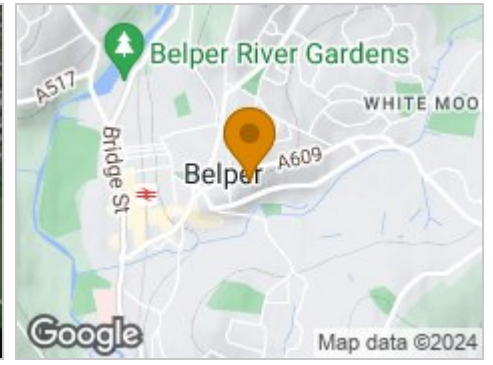
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### GROUND FLOOR

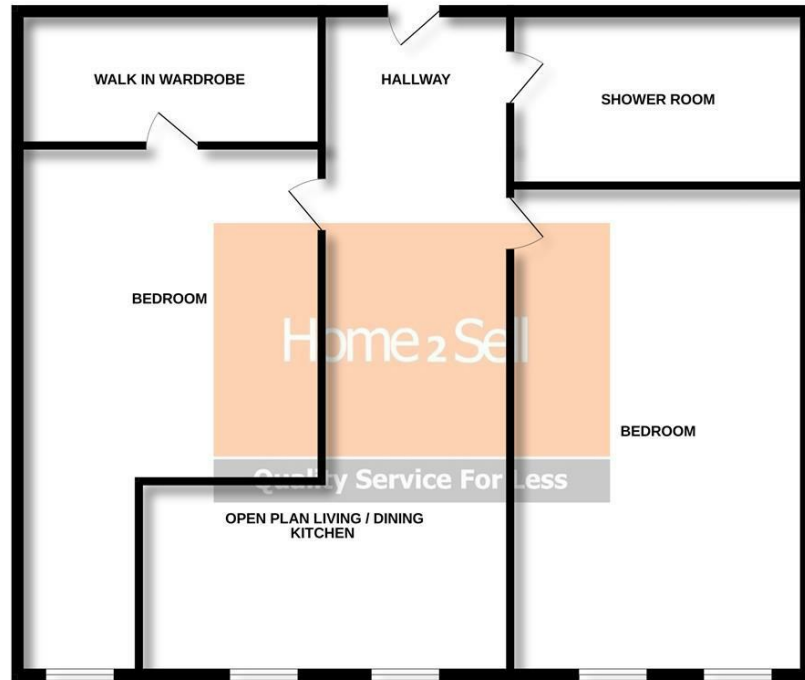


Image rights are the property of Home2Sell Estate Agents. All measurements are approximate only. The floor plan can not be used for any construction/extension calculation. Made with Metropix ©2023

## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.