

Home 2 Sell

Quality Service For Less



## Heritage Court Kedleston Close

Belper, DE56 1TZ

Offers In The Region Of £125,000



Home2sell are delighted to offer this third floor retirement living apartment with a very pleasant aspect offering a fabulous opportunity for the discerning purchaser to acquire a spacious one bedroom apartment which is ready to move into within this luxury development. Having the benefit of a communal residents lounge, laundry, house manager, private gardens and all within just a short walk to the town centre. Accommodation comprising in brief of Entrance Hall, Lounge Dining Room, Fitted Kitchen, Bedroom with fitted wardrobes and shower room having a three piece suite. Viewing Essential.  
DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

Entered through a secure door and having coving to the ceiling, ceiling light, an ample sized airing cupboard off and an entry intercom system, fitted carpet and doors to:

### Lounge Dining Room

17'7" x 10'3" (5.36m x 3.13m)

A spacious living room having coving to the ceiling, two ceiling lights, fitted carpet an electric storage heater, feature electric fire set on a stone effect hearth with matching surround. Double glazed window overlooking the side aspect, glazed French doors leading into the Kitchen. Television and telephone jack points.

### Kitchen

7'4" x 6'11" (2.24m x 2.13m)

Well appointed with a range of modern beech effect base cupboards, drawers and eye level units with, a laminate working surface incorporating a stainless steel sink unit with mixer tap and drainer, complimentary splash back tiling, integrated high level electric fan assisted oven, four ring electric hob with an extractor fan over, integrated fridge and freezer, tile effect flooring and double glazed window overlooking the side aspect.

### Bedroom

12'3" x 9'1" (3.75m x 2.77m)

A spacious bedroom having built in wardrobes with mirror doors, coving to the ceiling, ceiling light, fitted carpet an electric storage heater and double glazed window overlooking the side aspect.

### Shower Room

Appointed with a three piece suite, comprising a

fitted double shower cubicle, a vanity hand wash basin with useful cupboards under and a close coupled WC, ceramic tiling to the walls, a wall mounted electric towel rail and extractor fan, a shaver point and ceiling light.

### Area

Heritage Court is situated just a short walk from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

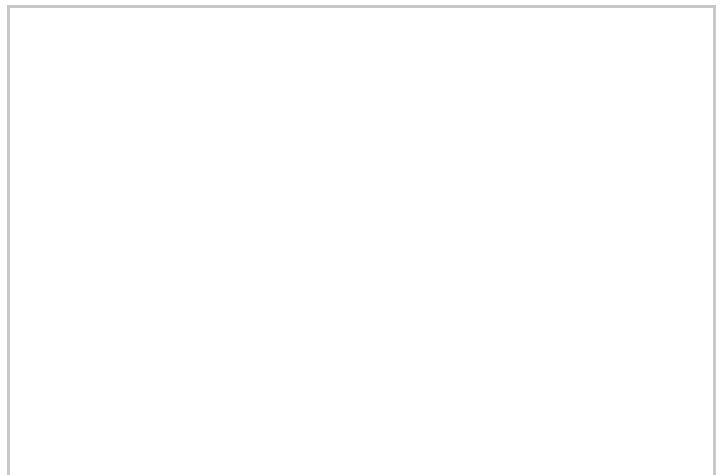
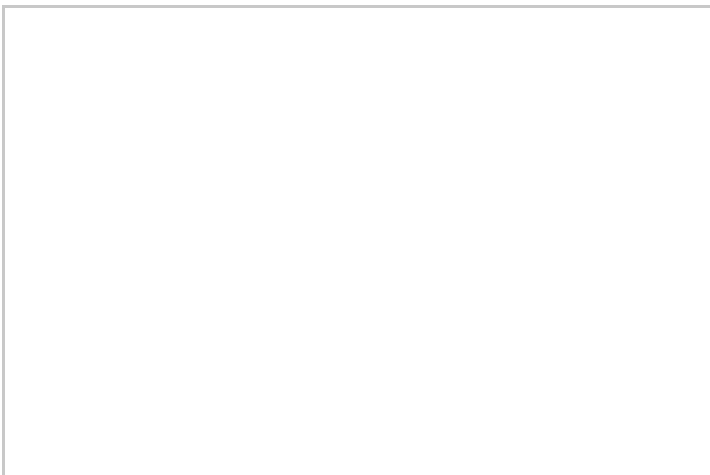
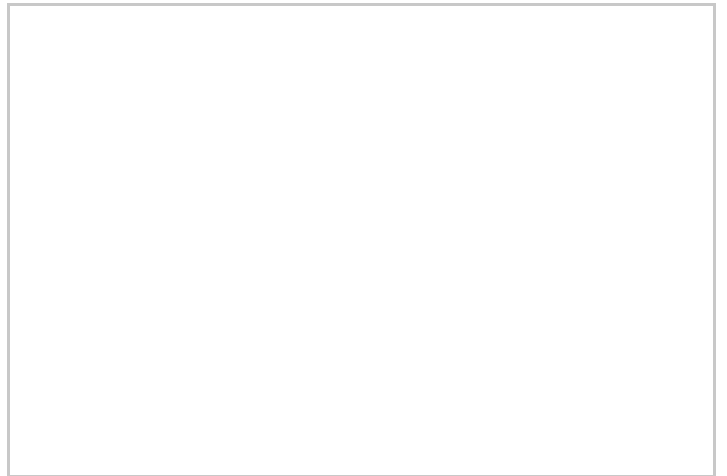
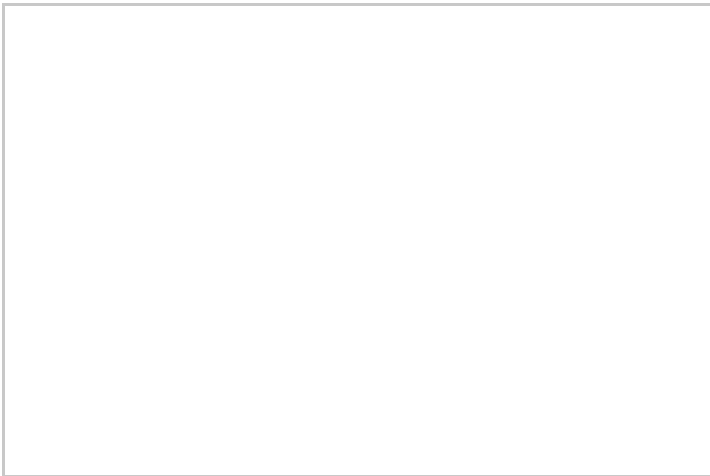
### Directional Note

From our Home2sell Belper office proceed along New Road heading towards the A6 and before the Morrison's roundabout turn left onto Kedleston Close. Heritage Court is on the left hand side.

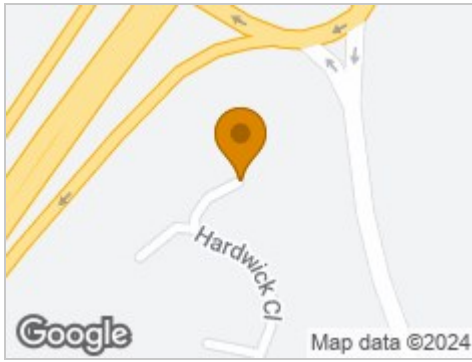
### Internal Facilities

House Manager - A re-assuring presence, someone on hand and available when you need them. Residents Lounge - being elegantly furnished, popular meeting place which has a separate kitchen area where you can enjoy morning coffee or afternoon tea. There is also a nearby patio area where you can sit outside and enjoy the warm summer weather. Guest Suite - handy if you require

additional help to put up your visiting friends and family if they wish to stay overnight. There is an ensuite shower room, a television and tea and coffee making facilities. Laundry Room - Incorporating a range of quality washing machines and separate dryers which are conveniently raised for easy loading and unloading.



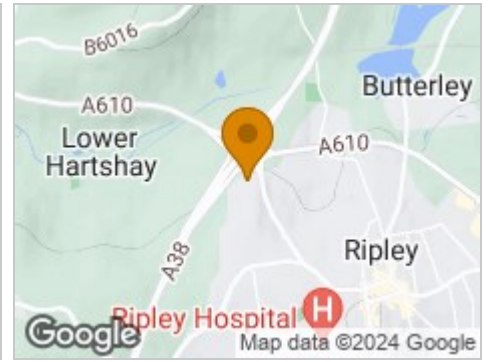
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### THIRD FLOOR

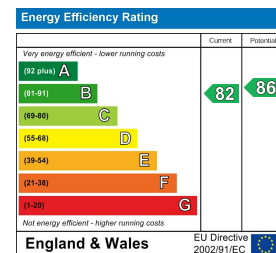


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## Viewing

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



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