

Gardner Court

Doveridge, DE6 5PH



Extremely well presented and immaculately maintained first floor apartment appointed to a high standard situated in a highly desirable village.

£140,000



John German

Built by David Wilson Homes in 2020 and representing an ideal first home, downsize, lock and leave bolthole or a buy to let investment, viewing is highly recommended to appreciate its room dimensions and its exact position on this popular development.

Situated in this highly desirable village within walking distance to its amenities which include the shop and small post office with an adjoining coffee room, Cavendish Arms public house, first school, sports club, village hall and church. Several walks through beautiful surrounding countryside are also on the doorstep. The towns of Uttoxeter, Ashbourne and Burton on Trent are all only a short commute away and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A part obscure double glazed entrance door opens to the private hall having a front facing window and stairs rising to the first floor lobby where doors lead to the generously sized accommodation and there is access to the loft.

The lounge/dining room is well proportioned and has dual aspect windows providing natural light and a door leading to the well equipped fitted kitchen having a range of base and eye level units with work surfaces, inset sink unit set below a side facing window, fitted LPG hob with extractor over and oven under, wall mounted combination central heating boiler. Integrated appliances include a dishwasher, washing machine and fridge freezer.

The spacious double bedroom extends to the full depth of the property with dual aspect windows providing natural light and a lovely outlook to the side over communal space plus a useful built in wardrobe/cupboard.

Completing the accommodation is the fitted bathroom which has a white three piece suite incorporating a panelled bath with a mixer shower and glazed screen above plus tiled splash backs, half tiled walls and a rear facing window.

Outside the property has several borders and shrubbed beds. There is an allocated parking space to the front.

what3words: thinker.abandons.showed

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). There is a Tyneside flat arrangement with the apartment below meaning there are no service charges or ground rent payable. We are advised there is an annual communal charge of approx. £280 for the maintenance of shared areas on the development.

Services: LPG central heating on a metered site. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.derbyshiredales.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11042023

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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