



HOPKINS & DAINTY

ESTATE AGENTS



Spinnaker Close, Ripley, DE5 3UJ

Offers in the region of £120,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this beautifully presented, two bedroom top floor apartment. Set within this modern building located towards the edge of Ripley with stunning countryside views. Convenient for access to the A38, this would make an ideal first purchase, buy to let investment or would suit someone looking to downsize for low maintenance living.

The accommodation is accessed by a communal entrance hallway and open stairs and is set on the second floor of the building. On entering the apartment you walk into a welcoming hallway with doors to the spacious lounge/dining room and fitted kitchen which has an integral oven, hob and washing machine. The main bedroom is particularly spacious and benefits from having direct access into the bath/shower room, which has a four piece suite including a separate bath and shower. There is also a second bedroom (or home office if required).

The property has gas central heating and double glazing, along with a communal car park and an allocated parking space for this property.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Communal Entrance/Stairs



With an intercom controlled door and stairs rising to the top floor.

Hallway



With an intercom phone to the main entrance door; radiator, access to the loft space and doors leading off.

Lounge/Diner 22'7" x 10'7" > 8'11" (6.90 x 3.25 > 2.74)



Lovely main living room with two radiators and double glazed front and rear windows with a pleasant rear view

over the countryside.

Kitchen Area 8'7" x 7'7" (2.63 x 2.33)



Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, gas hob and hood, along with an integrated washing machine and space for a fridge/freezer. Boiler cupboard housing the wall mounted gas boiler and a double glazed front window.

Bedroom 1 11'10" x 11'5" (3.62 x 3.48)



Spacious main bedroom with a radiator, double glazed rear window and private access to the bathroom.

Bath/Shower Room 9'2" x 5'8" (2.81 x 1.75)



With a four piece suite comprising bath, separate shower, wash hand basin and WC. Tiled splashbacks, a radiator, ceiling spotlights, an extractor vent and double glazed rear window.

Bedroom 2 8'8" x 8'6" (2.65 x 2.61)



Second bedroom or home office if required. With a radiator, ceiling spotlights and a double glazed front window.

Allocated Parking Space

At the front of the building there is a communal car park with allocated spaces for each property.

Lease Details

We understand that the lease runs for approximately 999 years from when the property was first built around 2008. The owner pays a monthly service charge of £147 which includes communal grounds maintenance and buildings insurance. There is also an annual ground rent of £200.

We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Second Floor

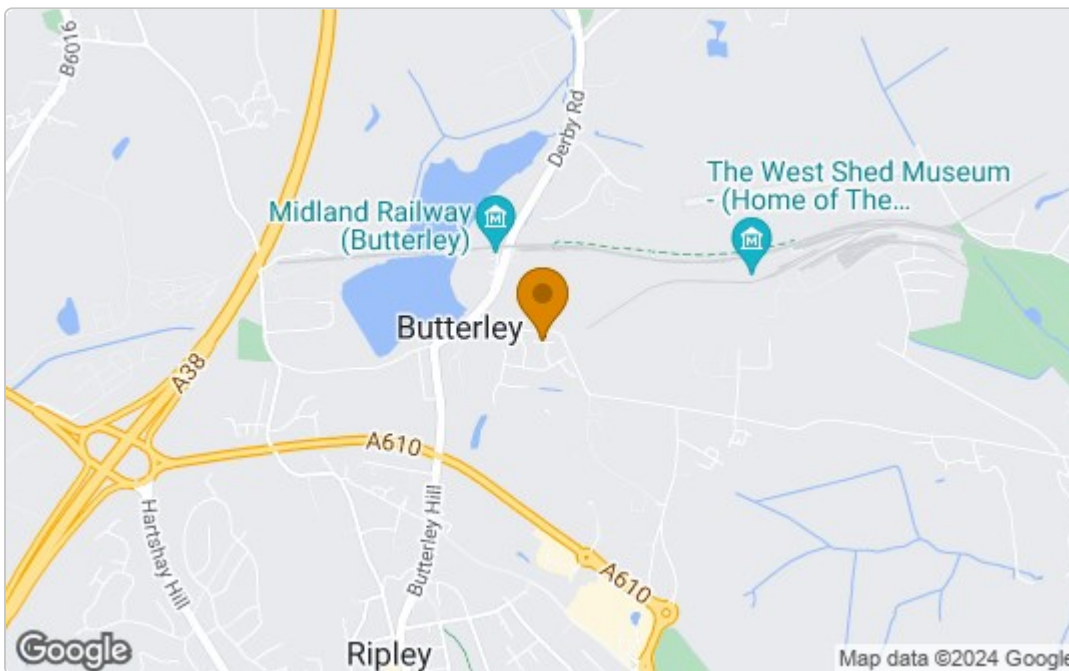
Approx. 60.7 sq. metres (653.5 sq. feet)



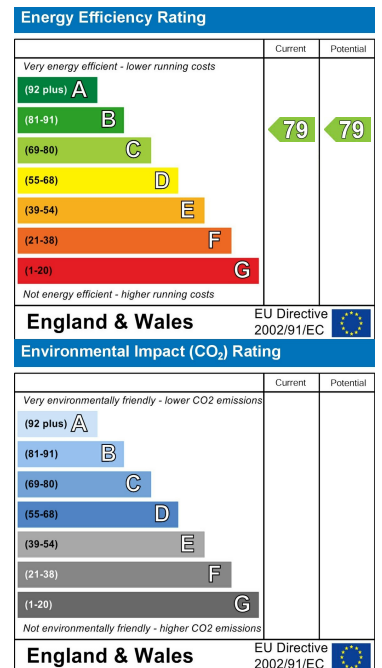
Total area: approx. 60.7 sq. metres (653.5 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.