



1 Bed Flat/Apartment

1 Albany Lodge
Bramble Drive
Derby
DE22 3ZB

Prices From £199,950

Fletcher
& Company

1 Albany Lodge Derby DE22 3ZB



- Highly Convenient Location
- Luxuriously Appointed Throughout
- Typically 655.76 Square Feet
- Excellent Communal Facilities
- Lounges, Crafts & Games Room
- Guest Suites
- Landscaped Gardens
- Residents Parking
- Lodge Manager

* HI-SPEC RETIREMENT LIVING - ONE BEDROOM APARTMENTS FROM £199,950 *

Extremely stylish and spacious one bedroom, third floor apartment designed exclusively for the over 55's.

Albany Lodge comprises 64 one and two bedroom apartments available for sale or rent. Retirement living at its best, designed exclusively for the over 55's, the apartments benefit from fabulous communal facilities including two communal lounges, maintained gardens, library, fitness suite, activity room, two guest suites for visitors and lift to all floors.

The apartments benefit from spacious entrance hall with utility cupboard housing the washing machine/tumble dryer, large open plan living space with integrated appliances including oven and hob as well as fridge/freezer, Juliette balcony, bedroom and luxurious shower room.

The apartments are set within attractive enclosed communal gardens and also benefit from residents only parking facilities.





THE LOCATION

Highly convenient location in Kingsway, Derby, located close to both the A38 and A52 with easy access to nearby Retail Park and the Royal Derby Hospital as well as Derby City Centre.

ACCOMMODATION

Spacious Apartment Entrance Hall

11'3" x 5'0" (3.45 x 1.54)

Large Open Plan Living Space

23'5" x 14'9" (7.16 x 4.50)

Lounge Area

Kitchen Area

Bedroom

15'11" x 12'7" (4.87 x 3.84)

Luxurious Shower Room

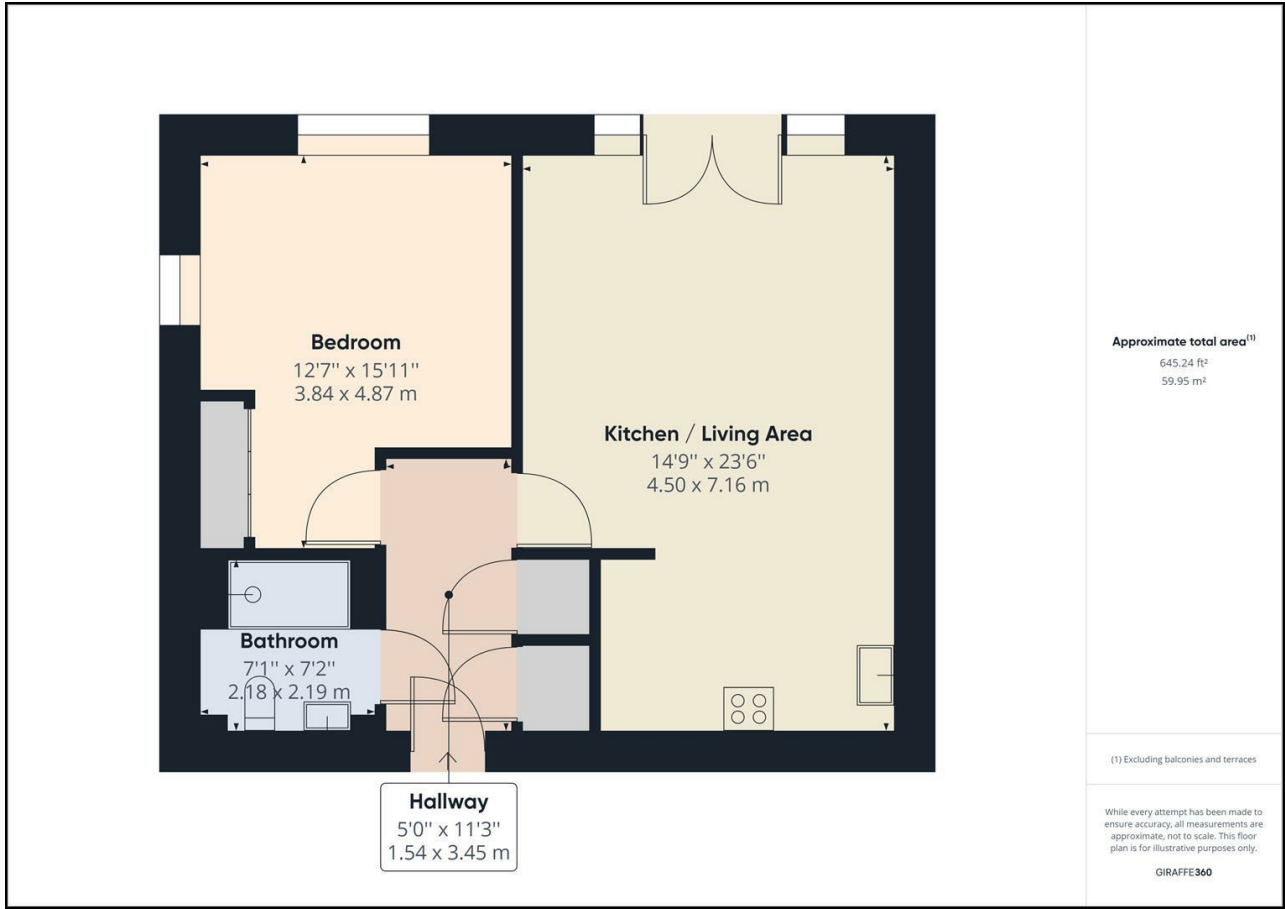
7'2" x 7'1" (2.19 x 2.18)

Communal Lounge/Kitchen Area

Leasehold

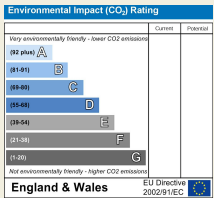
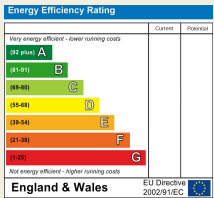
999 Years from 2023, service charge is £45.57 per week

Council Tax Band B



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