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2 Bed Flat/Apartment

46 Albany Lodge  
Bramble Drive  
Derby  
DE22 3ZB

Prices From £279,950

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Fletcher  
& Company

46 Albany Lodge  
Derby  
DE22 3ZB



- Highly Convenient Location • Luxuriously Appointed Throughout • Typically 891.25 Square Feet • Excellent Communal Facilities • Lounges, Crafts & Games Room • Guest Suites • Landscaped Gardens • Residents Parking • Lodge Manager

Extremely stylish and spacious first floor, east-facing two bedroom 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, walk-out balcony, master bedroom with luxurious en-suite shower room, second bedroom and separate 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 5'10" (3.44 x 1.78)

### Large Open Plan Living Space

23'10" x 14'1" (7.28 x 4.31)

### Lounge Area

### Kitchen Area

### Master Bedroom

15'8" x 11'8" (4.80 x 3.57)

### Luxurious En-Suite Shower Room

7'2" x 6'2" (2.19 x 1.88)

### Bedroom Two

12'1" x 11'7" (3.70 x 3.55)

### Separate Shower Room

7'2" x 5'11" (2.20 x 1.82)

### Communal Lounge/Kitchen Area

### Leasehold

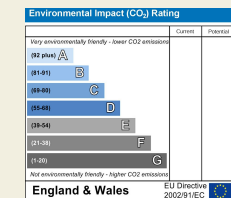
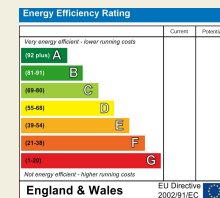
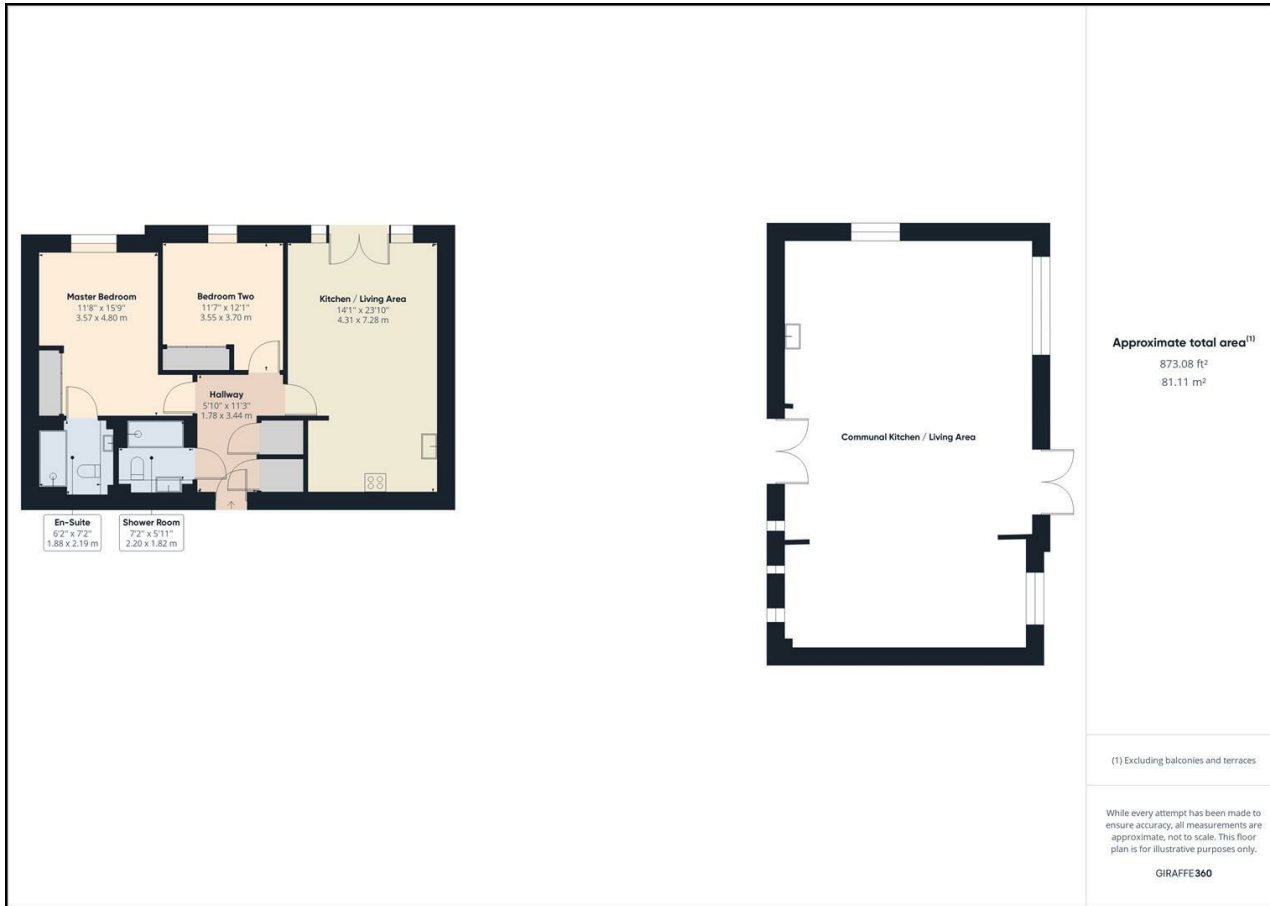
999 Years from 2023, service charge is £68.35 per week

### Council Tax Band C

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