

Fletcher & Company

25 Albany Lodge, Bramble Drive, Derby, Derbyshire,
DE22 3ZB

Price £289,950



- 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





Summary

Extremely stylish and spacious third 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.

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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)



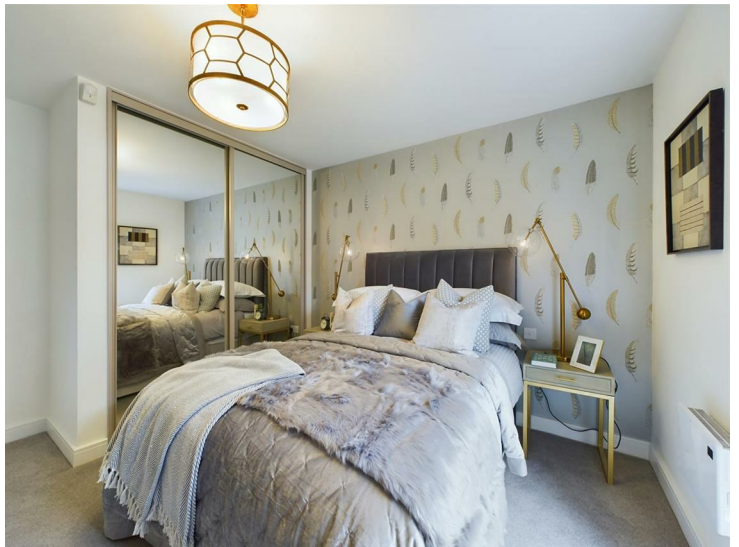
Luxurious En-Suite Shower Room

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

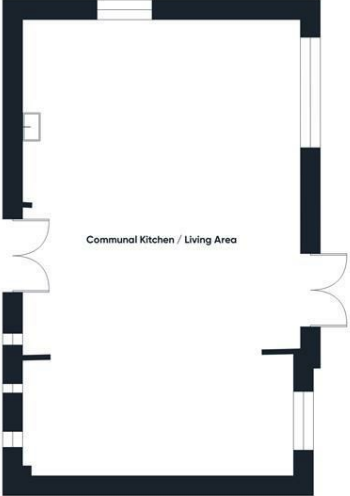
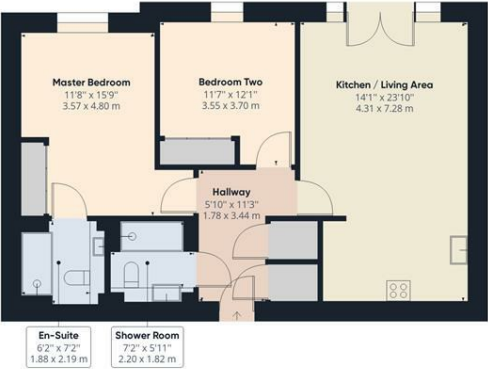
7'2" x 5'11" (2.20 x 1.82)

Communal Lounge/Kitchen Area





Leasehold
999 Years from 2023, service charge is £68.35 per week
Council Tax Band C



Approximate total area⁽¹⁾
873.08 ft²
81.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Council Tax Band: C
Tenure:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	