

45 Brindley Court, Wilkins Drive, Allenton, DE24 8YR

Offers Around £52,500

Leasehold



- Ideal Investment Purchase
- No Upper Chain
- Double Glazed & Electric Heating
- Communal Entrance Hall
- Private Stairway & Staircase to Upper Floor
- Lounge/Dining Room
- Bedroom
- Fitted Kitchen
- Shower Room & WC
- Residents Only Parking to Rear





Summary

This is a top floor, refurbished, one bedroom maisonette in a convenient location close to an excellent range of amenities.

This represents an ideal opportunity for a first time buyer or a buy to let investment. The property is accessed by a communal stairway with private entrance hall and staircase to upper floor. There is a landing area which leads to a lounge/dining room, bedroom, fitted kitchen, shower room and separate WC. To the rear of the block there is residents only parking.

F&C

The Location

The property's convenient location in Allenton gives easy access to a full range of amenities including a nearby parade of shops, small supermarket, schooling at all levels and easy access around Derby along the ring road and out towards the A50 and M1.

Accommodation

Secure Communal Entrance Hall

With staircase to second floor.

Private Entrance Hall

5'11" x 4'0" (1.82 x 1.23)

A private entrance door leads to a small hallway with staircase leading to the upper floor.

Landing

13'8" x 6'1" (4.18 x 1.87)

Having a useful storage cupboard.

Lounge

13'9" x 10'4" (4.21 x 3.15)

With wall mounted electric heater and double glazed window to rear with far-reaching views.



Fitted Kitchen

7'1" x 6'7" (2.18 x 2.02)

Comprising wood effect worktops with tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob, built-in oven, fridge, washing machine and double glazed window to rear.



Double Bedroom

12'8" x 10'10" (3.88 x 3.31)

Having a wall mounted electric heater and double glazed window to front with impressive far-reaching views.

**Shower Room**

5'5" x 4'9" (1.67 x 1.45)

Appointed with a pedestal wash handbasin, shower cubicle with electric shower and double glazed window to rear.

Separate WC

4'10" x 2'11" (1.48 x 0.89)

Appointed with a low flush WC and double glazed window to front.

Outside

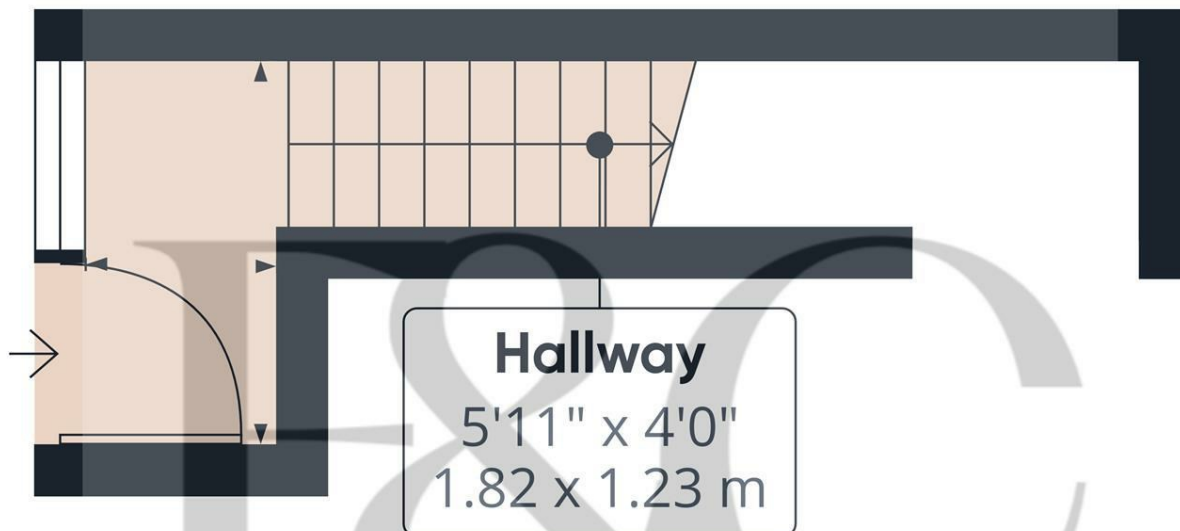
The property benefits from residents only parking to the rear.

Tenure

Please note, we have been informed by the vendor that there is an annual estate service charge of £1400 and an annual ground rent charge of £60. We have also been informed by the vendor that there are 93 years remaining on the lease.

Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band A



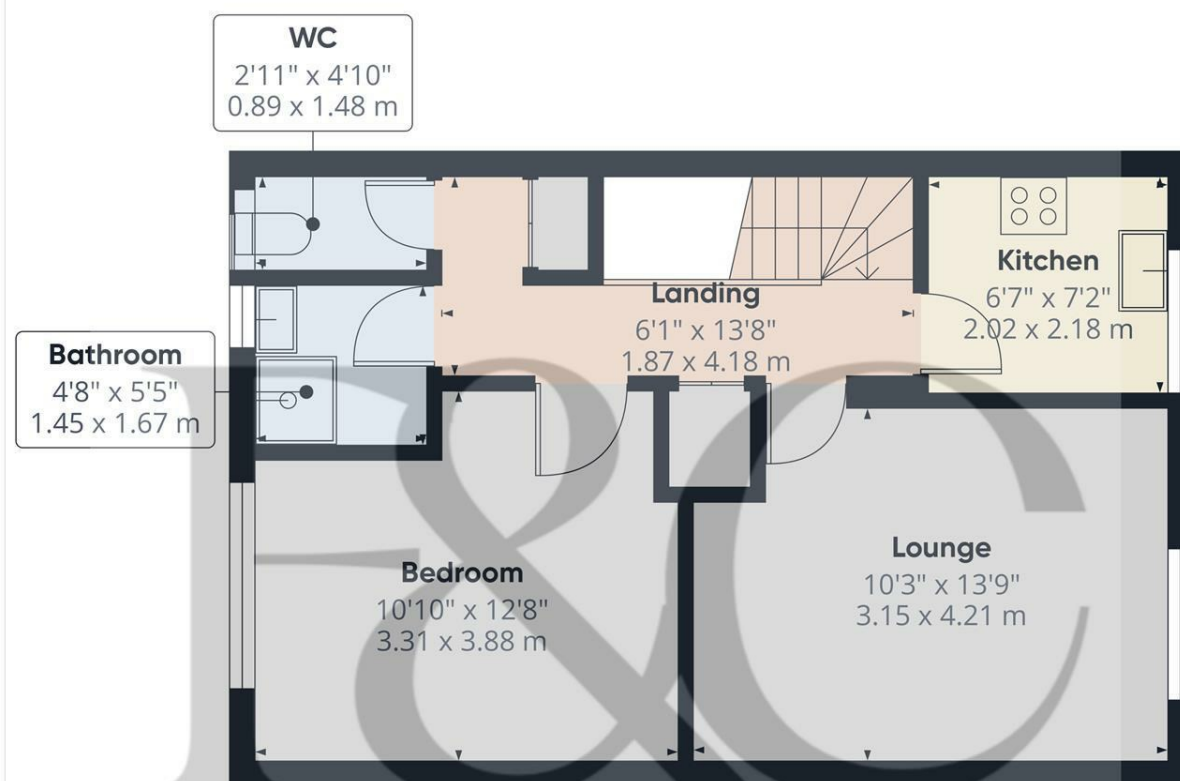
Floor 0

Approximate total area[®]
54 ft²
5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area[®]
421 ft²
39.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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45 Brindley Court, Wilkins Drive
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Council Tax Band: A
Tenure: Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	