

St. Georges Close

Allestree, Derby, DE22 1JH



Luxury ground floor apartment located in an exclusive development with its own garden, secure gated parking and a garage. Well presented throughout and ready to move straight into with no chain. The ideal apartment for any buyer who wishes to live in luxury without the responsibility of maintenance.

£200,000

John German

About the area: Allestree is a very popular residential suburb of Derby approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm Shopping Centre and regular bus services only 10 minute walk away. Local recreational facilities include Woodland's Tennis Club, Allestree Park with its golf course and fishing lake, Darley Park with its delightful riverside walks and Markeaton Park. St. Georges Close sits just off the junction with the A38 and the A6 and Derby train station is just 3 ½ miles away and with East Midlands airport 16 miles and just a 25 minute car drive away.

Entrance to the development is via a pair of electric gates with keypad security opening into a block paved courtyard with numbered allocated parking and numbered private garages. Please note that there are six steps leading up to the main entrance which is via a secure entrance door, opening into a ground floor lobby with stairs and lift system to the upper floors, the apartment is located at the end of the entrance hall.

On reaching the apartment the entrance door opens into a porch area with a radiator and fitted carpet. Moving through into the main hallway with doors leading off to the main living accommodation, telephone intercom service, fitted carpet, radiator, built-in boiler cupboard housing the combination boiler and a very useful built-in coats cupboard.

Open plan kitchen and dining room fitted with a comprehensive range of base and eye level units with glazed display unit, wine rack and wicker vegetable drawers, under unit and accent lighting, roll edge work surfaces inset stainless steel sink unit with mixer tap, tiled splashbacks, integrated dishwasher, fridge and freezer, built-in eye level "Neff" oven and a built-in microwave oven, five ring gas hob with brushed aluminium splashback and a matching extractor hood. The tiled floor runs through to a spacious dining area with a pine wall mounted display unit and French doors open out onto a private paved patio. A further internal door leads to the lounge with a lovely bay window that also looks out onto the patio.

The utility room is located back off the main hallway with plumbing for automatic washing machine and space for tumble dryer.

The master bedroom has a range of fitted bedroom furniture and overlooks the rear patio. The master ensuite is fitted with a double shower enclosure, vanity wash basin with storage under and concealed cistern WC, extensive tiling to splashbacks areas, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, shaver point and extractor fan. Bedroom two is also a good sized double with views over the communal gardens.

Completing the accommodation is the bathroom which is fitted with a three piece suite comprising panelled bath with chrome mixer tap/hand shower attachment, vanity wash basin with storage under and concealed flush WC, full height ceramic tiling, tiled floor, ceiling spotlighting, extractor fan and heated chrome towel rail/radiator.

The apartment has full use of the communal garden and grounds which are laid out lawn with flower beds, shrubs and trees.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Leasehold - 999 year lease from the 1st May 2003. Monthly service charge we believe to be £210pcm which includes buildings insurance, repair & maintenance to the common parts & structure, maintenance to the lift, electric gates & all other communal installations & equipment, gardening & upkeep of communal grounds, lighting & cleaning to communal areas, external window cleaning (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard. **Parking:** Allocated parking & garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

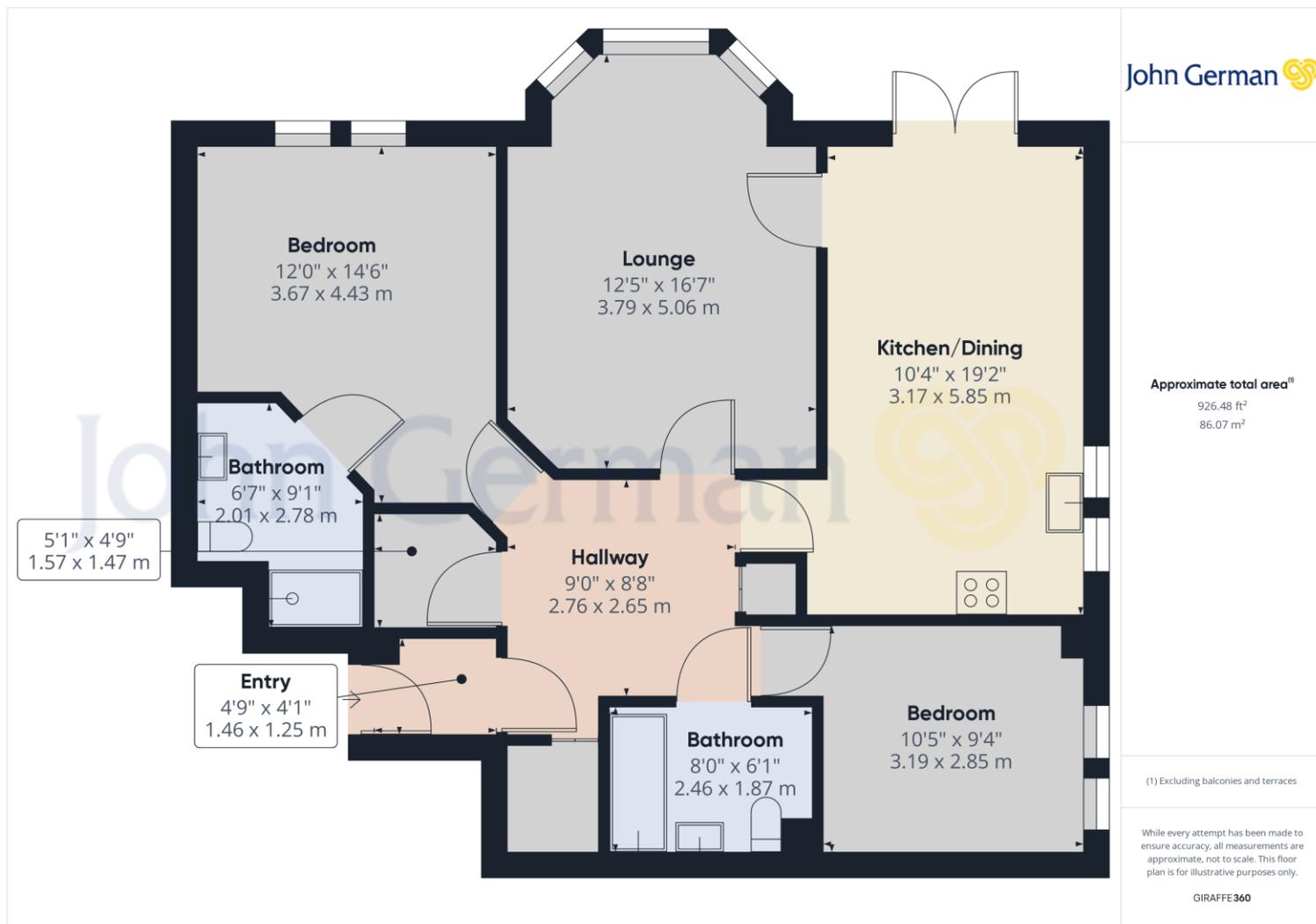
Broadband type: TBC-See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12032024







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

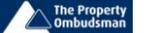
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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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