

# Ridgeway Court

Warwick Avenue, Derby, DE23 6LH

John German



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£46,000

**Modern complex for the over 55s, in a great location with good transport links and excellent local amenities. This lovely apartment is a great alternative to a bungalow with the comfort of extra support on hand as well as a community of residents that you can choose to interact with as much or as little as you please.**

The apartment is located close to Littleover village which has an excellent range of shops as well as a pharmacy and plenty of eateries. There is also good access to all major roads, the motorway network and The Royal Derby Hospital with a regular bus service that runs past heading in all directions.

The complex benefits from a 24-hour warden care line service, uPVC double glazing, electric storage heaters, secure intercom system, communal lounge, guest area, communal parking and laundry room. The property is surrounded by well maintained communal gardens with outdoor seating areas. There is plenty of residents parking available.

Entrance to the property is via the main entrance with secure locked entry and intercom service. Located on the first floor near to the lift, the apartment is accessed by an entrance door that opens into a spacious hallway featuring a large built-in storage/airing cupboard. Doors lead off to the remaining accommodation starting with the main living space with a lovely Juliette balcony at the far end that looks out into the tree tops. The lounge area of the room has a feature fireplace with electric fire and wooden surround.

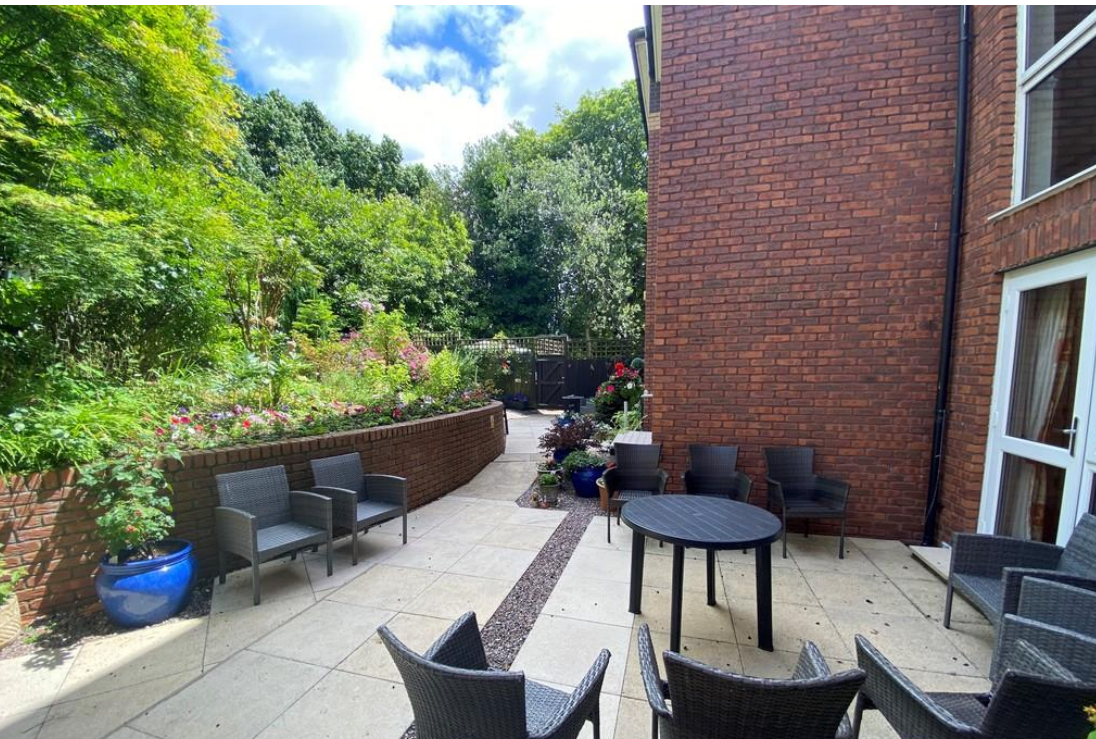
Glazed double doors lead off the living room into the kitchen which is fitted with a range of base and eye level units with melamine finished worksurfaces, an inset stainless steel sink unit, tiled splashbacks, built-in eye level oven and halogen hob with extractor hood over. Spaces have been left for a fridge and freezer plus there is a window to the front.

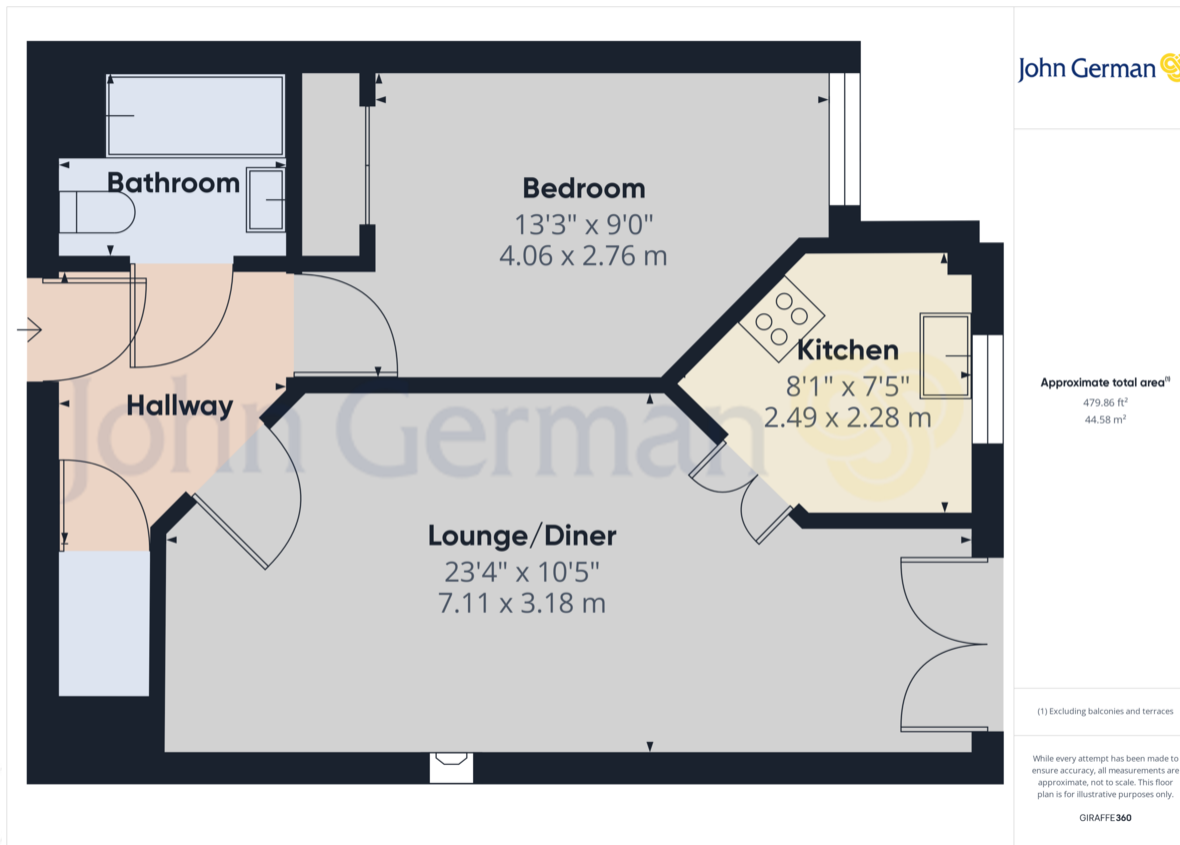
Moving back through the property to the main bedroom which is fitted with built-in mirror front wardrobes. Completing the accommodation is the fully tiled bathroom which is fitted with a full three piece suite comprising low flush WC, vanity wash basin with storage beneath and a panelled bath with shower over and glass screen.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
Lease commenced 12 July 2002 for a term of 125 years.  
Ground rent is £175 every 6 months (total of £350 per annum).  
Service charge is around £3700 per annum paid in 2 instalments every 6 months, the last payment was £1807.60.  
Freeholders are First Port Property Management.

**Property construction:** Brick    **Parking:** Communal    **Electricity supply:** Mains    **Water supply:** Mains  
**Sewerage:** Mains    **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** Fibre    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 B  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/10072024







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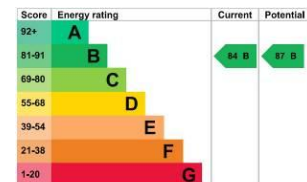
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