

HawthornCourt, Kedleston Road

Derby, DE22 1FY

John 
German



Hawthorn Court, Kedleston Road

Derby, DE22 1FY

£85,000

Fully refurbished apartment with a brand new modern Wren kitchen and fully refitted shower room, redecorated and recarpeted recently along with a newly installed electric heating system, this lovely home is ready to move straight into and is offered for sale with no upward chain.

Hawthorn Court is located on Kedleston Road just before the Five Lamps junction and provides ease of access into the city centre with bus stops just outside the development running into the city and also to Allestree, Belper and beyond.

The building is entered via a secure entrance door with intercom system to a communal hallway with managers office, residents lounge, WC, utility/laundry room and guest/visitor suite, also with lift and stairs.

The apartment itself is entered via a spacious entrance hall with newly laid carpeting and there is a deep storage cupboard also housing a recently replaced electric hot water heater.

The spacious living and dining accommodation has new carpets and newly installed ceramic electric heating. The focal point of the room is provided by large picture windows that overlook the front communal gardens and provide a "birds eye view" of the tree canopy beyond.

The modern kitchen has been refitted by Wren kitchens with a range of gloss white wall and base units, composite work surfaces with matching upstands, inset sink and drainer, electric oven, electric hob with extractor hood over, integrated fridge and freezer, newly installed vinyl flooring and window to the front.

The bedroom is a very spacious double with new carpets and gloss fronted fitted wardrobes, window to the front and new ceramic electric heater.

Completing the accommodation is the modern shower room with a refitted double width shower cubicle and glazed screen, wash basin in vanity unit with cupboard storage beneath and a low flush WC, ceramic electric heater, extractor fan and PVC panelling.

Outside there are very pleasant managed gardens, a courtyard seating area and residents car park.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease from 2003. Ground rent around £360 per annum. Service charge £3312.48 per annum. Residents must be over 60 years of age and live independently. Independent living. No facilities for mobility scooters. Pets restricted. Permission via the manager.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Residents parking **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Electric

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

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

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

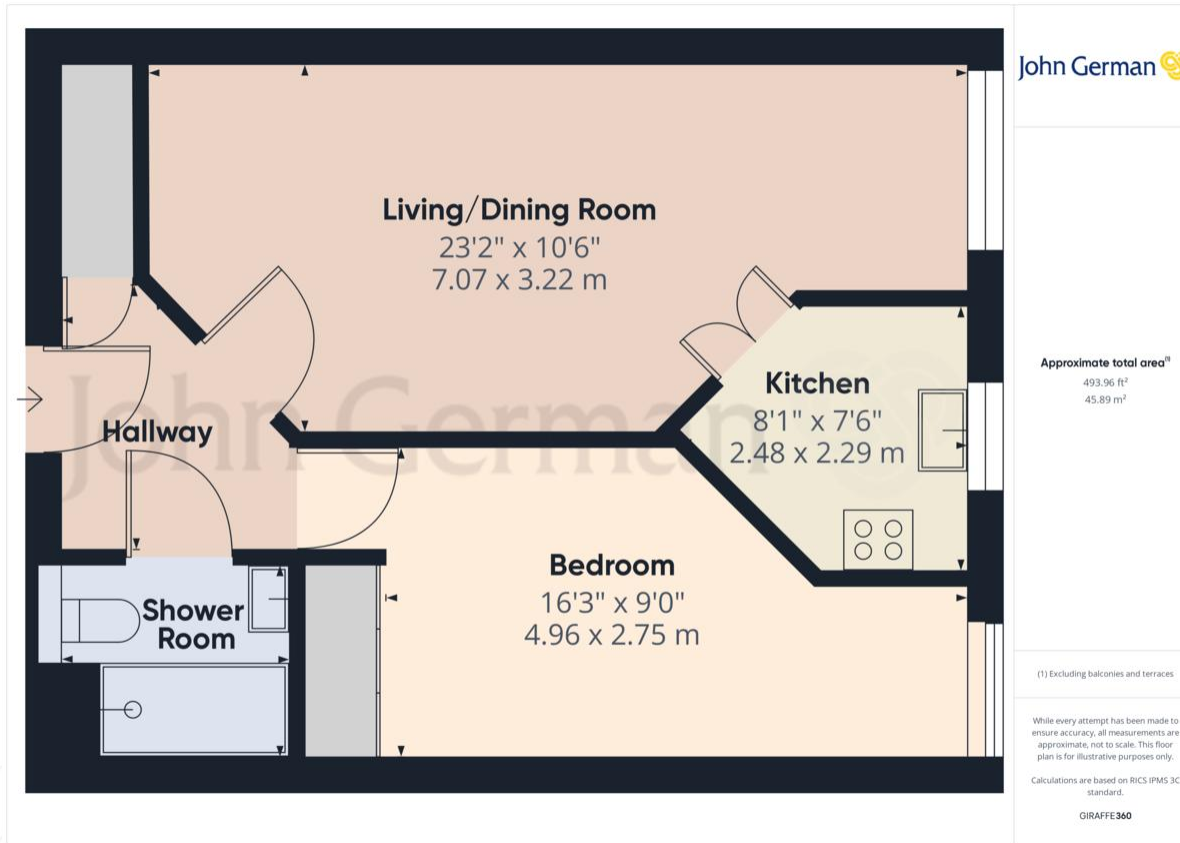
Local Authority/Tax Band: Derby City Council / Tax Band B

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

Our Ref: JGA/02102024







The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

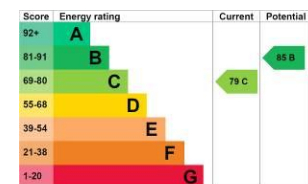
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

Suite 3, The Mill, Lodge Lane,
Derby,
Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

