



Flat 92 Greenwich Gardens, 34 Greenwich Drive North, Mackworth, Derby, DE22 4BH

75% Shared Ownership
£139,950



A superb particularly spacious top floor two bedroom apartment offered with the benefit of early possession, situated within this fine development by Sanctuary Housing providing extra care plus a wide range of superb on site amenities for the over 55s.



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DIRECTIONS

The apartments may be approached by the leaving the city of Derby via Friar Gate/Ashbourne Road. At the Markeaton traffic island exit via the A52 (Ashbourne Road) and take the eventual left hand turning into Prince Charles Avenue. At the first traffic island bear left to Brentford Drive and at the T-junction turn right into Greenwich Drive North. Greenwich Gardens can then be found on the right hand side. If approaching Derby via the A38 northbound, just prior to the Markeaton traffic island bear left into Enfield Road, then turn immediately left onto Greenwich Drive North and proceed to Greenwich Gardens.

This is a quality recently completed development by Sanctuary Housing. Within Greenwich Gardens are ninety-eight purpose built apartments completed during the course of 2013 with the apartments being offered with the benefit of an extra care facility which means that there is 24 hour care on hand if required. The complex has been designed to a particularly high standard and incorporates a superb secure atrium reception area, on site restaurant, hairdressers, small shop, library, residents' lounge with extensive seating, games room and charming well designed maturing gardens. See more information on www.sanctuary-supported.co.uk/greenwich-gardens.

The beauty of the development is that it is

secure and residents have the opportunity to socialise and mix whilst having the benefit of their own fully self-contained apartment.

The apartments are ideally positioned for quick and easy access to Derby city centre and are also well positioned to the wide range of local amenities on offer within the Kingsway/Mackworth area. These include a selection of local shops situated on Prince Charles Avenue plus the beautiful Markeaton Park which is just a short distance away.

The attractive apartments are set back behind a generous residents' and visitors' car park, stand within delightful gardens and are accessed via secure doors which provide access to the beautiful reception/atrium area. Flat 94 is situated on the top floor within just a short walk of the aforementioned amenities and facilities on the ground floor. There is also a lift servicing all floors.

ACCOMMODATION

The apartment in detail comprises of the following:

SPACIOUS RECEPTION HALL

With low level light switches, central heating radiator, heating control programmer and access to two large storage cupboards.

LIVING ROOM

11'11" x 14'10" (3.63m x 4.52m)

Central heating radiator, double glazed picture window with adjoining double glazed door

providing access to a balcony with open aspect and pleasant outlook. Open plan access to:

KITCHEN

11'10" x 8'10" (3.61m x 2.69m)

Range of attractive modern fitted units comprising inset stainless steel sink unit with mixer taps, adjoining and adjacent base units with cupboards and drawers under, range of wall cupboards, fitted electric hob with hood above and electric oven below, space for a fridge freezer, space for a washing machine, tall shelf storage cupboard and ceramic tiled floor.

MASTER BEDROOM

12'3" x 14'2" (3.73m x 4.32m)

Central heating radiator, coving to ceiling, fitted bedroom furniture and tall double glazed picture window with aspect to the front gardens. Access to:

EN-SUITE WET ROOM

9'10" x 6'10" (3.00m x 2.08m)

With white suite comprising wall hung wash

hand basin, WC, wet room style shower, shaver point, tiled floor, part tiled walls and central heating radiator. Please note the wet room can also be approached directly off the reception hall.

BEDROOM TWO

12'5" x 7'11" (3.78m x 2.41m)

Central heating radiator and double glazed window.

PLEASE NOTE

This property is leasehold. There are 87 years remaining on the lease.

The property is being sold on a 75% share with Sanctuary Housing.

See more information on www.sanctuary-supported.co.uk/greenwich-gardens.

The monthly charges incurred from 1 April 2024 as follows...

Eligible service charge £428.84.

Water £13.88.

Heating £64.05.

Eligibility criteria applies to all prospective purchasers and various meetings with Sanctuary Housing will be required.



Road Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Energy Efficiency Graph

