



Flat 5 Garden Lodge Close, Littleover, Derby, DE23 6DD

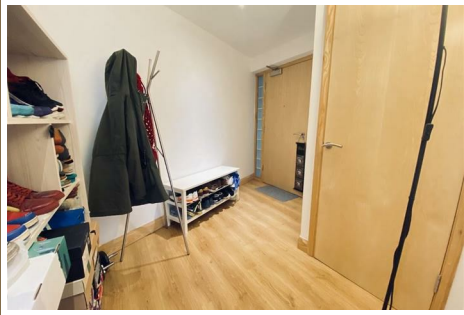
Offers In The Region Of  2  1  1  D
£145,000

A highly individual two bedroom apartment with spacious accommodation arranged over two floors giving the feel of a house enjoying an established position close to Littleover high street, Royal hospital and city centre.



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Offers In The Region Of £145,000



DIRECTIONS

Approaching Littleover from the city centre turn right onto Farley Road just prior to the crossroads, second right onto Louvain Road, the apartment development will be found a short distance on the right. Please observe local parking restrictions.

This impressive duplex apartment is entered from the communal hallway on the ground floor into a large reception hallway with airing and store cupboard, and provides access into the large main bedroom, second spacious bedroom and a smartly appointed bathroom suite. Stairs from the hall lead to the lower floor level where there is a large open plan living dining kitchen with more than ample space for all desired furniture, useful store cupboard and with two doors leading out to the rear parking area. The kitchen area is well equipped with integrated appliances and plentiful cupboards and door surfaces.

Externally there is a private driveway leading through secure vehicular gates to the rear of the development where there is an allocated car parking space and pleasantly maintained planted borders.

The property is positioned off an attractive street running between St Albans Road and the useful Burton Road connecting the city centre with Littleover village centre. The Derby Royal hospital is a short distance away as is the city centre, Kingsway retail park and A38 road network.

ACCOMMODATION

Entering the building into a communal hallway, the subject apartment door being short distance away.

Entering the property through the main door into:

SPACIOUS HALLWAY

With ample space for coats and shoes, laminate flooring throughout, airing cupboard with hot water cylinder, telephone intercom system, deep recess suitable for a wardrobe, inset ceiling downlighters and stairs leading to the lower floor.

BEDROOM ONE

19'10" x 9' (6.05m x 2.74m)

A very large bedroom featuring a tall window to the rear elevation, laminate flooring, ample space for all bedroom furniture, electric heater.

BEDROOM TWO

18' x 7'8" (5.49m x 2.34m)

A second very spacious bedroom also with a rear facing window and two additional Velux windows, electric heater.

BATHROOM

8'11" x 5' (2.72m x 1.52m)

A very smartly appointed bathroom suite having a bath with a mains shower over and screen, a wash basin and WC with concealed cistern are neatly fitted into tiled boxing, tiled flooring, tiled walls, extractor fan, inset ceiling downlighters and chrome towel radiator.

LOWER FLOOR

Carpeted stairs lead to the lower living area.

OPEN PLAN LIVING DINING KITCHEN

LIVING DINING AREA

20'5" x 17' (6.22m x 5.18m)

A superb space with laminate flooring throughout, two rear facing and accessing UPVC double glazed doors also with tall windows, media connections, smart electric panel heaters, inset ceiling downlighters.

KITCHEN AREA

13'10" x 8'7" (4.22m x 2.62m)

Fitted with a comprehensive range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven and hob with an extractor fan over, integrated fridge, freezer, dishwasher and washer dryer, tile effect vinyl flooring, inset ceiling downlighters.

PANTRY/STORAGE AREA

With shelving.

OUTSIDE

Allocated car parking space set behind secure code entry vehicular gates. Pleasantly maintained communal grounds. Secure communal hallway with intercom entry system.

LEASE DETAILS

Approx 107 years

£2,700 p.a service charge (paid 6 monthly)

£250 p.a Ground Rent.



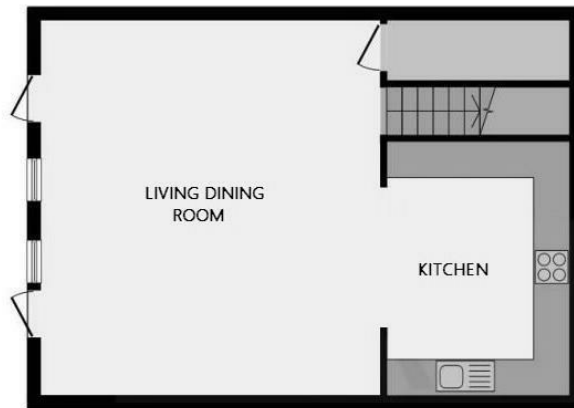




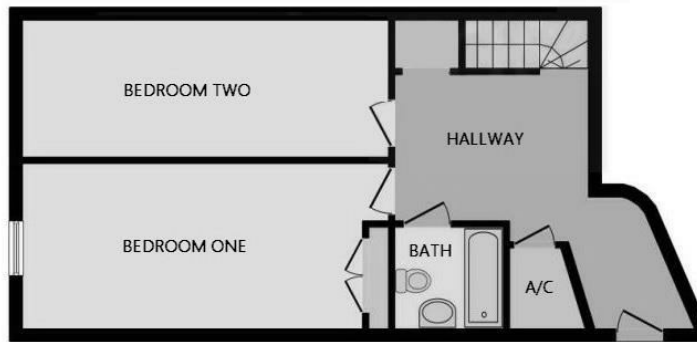
Road Map



Floor Plan



LOWER GROUND FLOOR

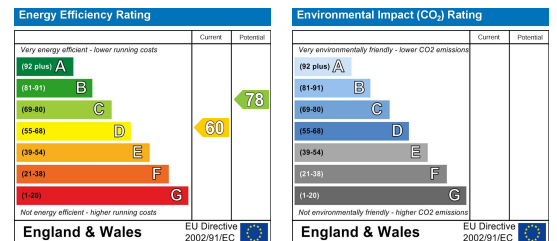


GROUND FLOOR

Viewing

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

Energy Efficiency Graph



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