

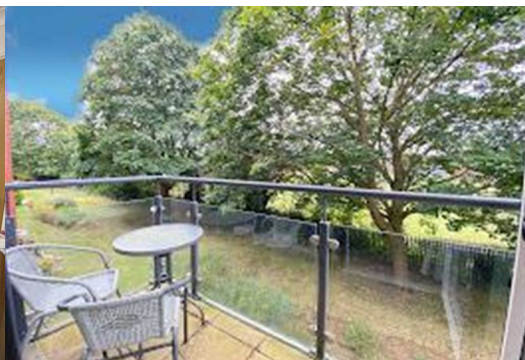


## Flat 54, Greenwich Gardens, Greenwich Drive North, Derby, DE22 4BH

**75% Shared Ownership**  
**£139,950**



Enjoying a side balcony to the first floor is this spacious one bedroom apartment, situated within this fine development by Sanctuary Housing providing extra care plus a wide range of superb on site amenities for the over 55s. 75% Shared Ownership.





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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](http://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 54 is situated on the first 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

### ENTRANCE HALLWAY

Entering the apartment through a wide front door with attached letter box and holder set at a convenient height, radiator, cloaks and store cupboard, access into lounge, bedroom and shower room.

### OPEN PLAN LIVING DINING KITCHEN

#### LIVING DINING AREA

16' x 12'2" (4.88m x 3.71m)

Spacious with ample room for furniture, media connections and radiator. Access into balcony.

## KITCHEN AREA

8'7" x 7'8" (2.62m x 2.34m)

With open plan access from the living dining area having a textured tiled floor and having a fitted range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled walls, electric oven and hob with extractor fan over, washing machine and fridge freezer, stainless steel sink and drainer.

## BEDROOM

13'7" x 11' (4.14m x 3.35m)

A generous bedroom with fitted wardrobes and ample space for further bedroom furniture, a tall picture window enjoys a pleasant outlook, radiator and en-suite access into:

## SHOWER ROOM

10'1" x 7'2" (3.07m x 2.18m)

A very spacious shower room appointed as a wet room with a textured tiled floor throughout, tiled walls, mains shower, sunken drain, low level WC and wash basin both fitted into a unit with counter top, exterior fan and radiator.

## OUTSIDE

### PRIVATE BALCONY

Accessed from a double glazed patio door onto a pleasant seating area with glazed balustrade, being covered and offering a pleasant outlook over the side gardens with mature trees and attractive planting.

Pleasant communal gardens, seating areas and car park.

### PLEASE NOTE

This property is leasehold. There are 98 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](http://www.sanctuary-supported.co.uk/greenwich-gardens).

The monthly charges incurred from 1 April 2024 are £553 PCM. This includes gas, management fees, shared ownership rent, gardening and maintenance.

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

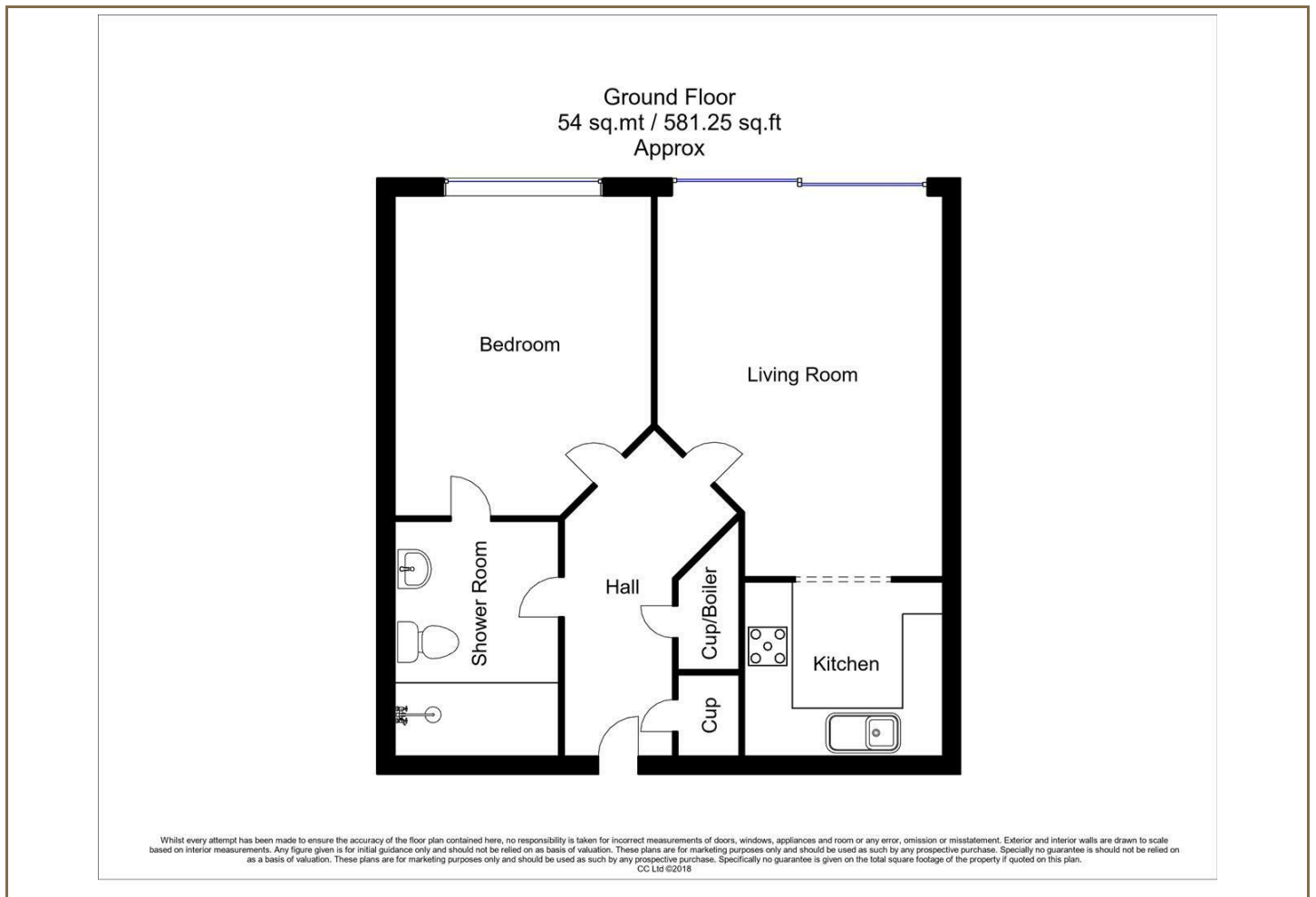




## Road Map



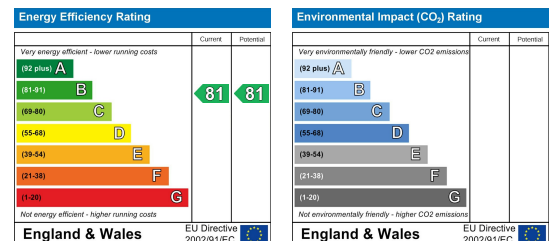
## Floor Plan



## 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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