



40 Victoria Drive

Woodville | DE11 8DY | Guide Price £110,000

**ROYSTON  
& LUND**



- Guide Price Range  
£110,000 - £115,000
- Purpose Built Block
- Good-Sized Reception Area
- Allocated Parking Space
- EPC Rating C
- Second Floor Apartment
- One Bedroom
- Shower Room/WC
- Leasehold
- Council Tax Band A





Royston & Lund are thrilled to present this charming second-floor apartment located on Victoria Drive in the picturesque village of Woodville. This apartment offers a peaceful retreat while still being close to local amenities and transport links.

Upon entering, you are greeted by the hallway which provides access to the accommodation throughout. In brief, there is a good-sized recently re-carpeted reception area, perfect for relaxing and entertaining. The bedroom has also been recently re-carpeted, ensuring comfort and warmth throughout.

The recently refurbished and modernized bathroom adds a touch of luxury to the space, while the fully fitted kitchen is ideal for whipping up delicious meals and enjoying them in the comfort of your own home. The apartment also benefits from a recently installed new boiler, ensuring efficient heating and hot water.

One of the highlights of this apartment is the allocated parking space, ensuring you never have to worry about finding a spot after a long day out.

Additionally, the property boasts perfect fit blinds throughout, offering privacy and style. Access to loft storage space with a loft ladder provides convenient extra storage options.

Located in the heart of Woodville, this apartment is not to be missed. Don't miss the opportunity to make this lovely apartment your new home!

Leasehold Info:

106 Years Remaining

£130pa - Ground Rent

£160.18pcm - Service Charge





## Second Floor

Approx. 52.2 sq. metres (562.4 sq. feet)



Total area: approx. 52.2 sq. metres (562.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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