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Greenwich Gardens, Greenwich Drive  
North, Mackworth, Derby

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+ CO



Greenwich Gardens, Greenwich Drive North, Derby, DE22

Price £149,950



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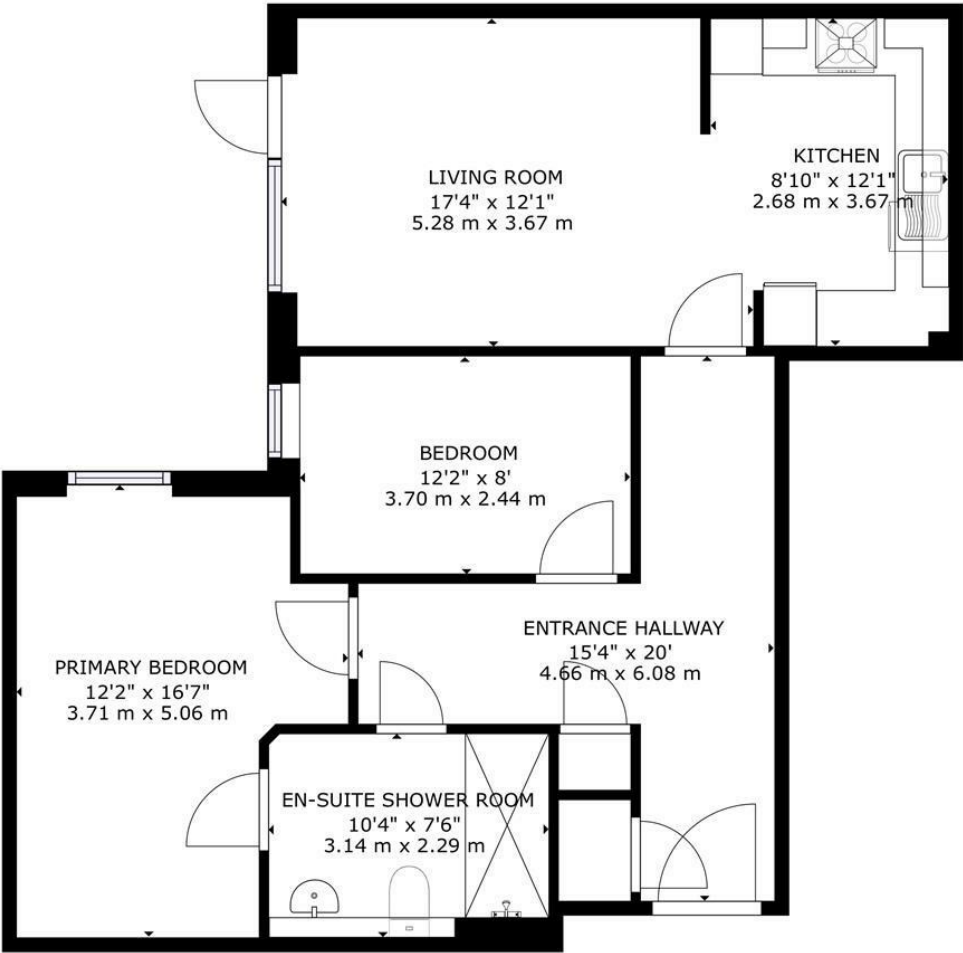
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# Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 837 sq ft, 77.72 m<sup>2</sup>  
TOTAL: 837 sq ft, 77.72 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**SUPERB GROUND FLOOR RETIREMENT APARTMENT** - A most spacious two bedroom ground floor apartment, set within the beautiful Greenwich Gardens retirement apartment complex, close to Markeaton Park and excellent local amenities. This beautifully appointed ground floor apartment offers around 830 square feet of living accommodation and benefits from a superb open plan living dining room with kitchen area, this room opens out onto a small patio area with views over the beautiful communal gardens.

#### PART EXCHANGE CONSIDERED

Greenwich Gardens is a most impressive modern retirement complex that offers a comprehensive range of facilities and a programme of activities for residents. The superb facilities available include a restaurant, gym, cinema room, hairdressing salon, several communal lounges, library, meeting rooms, games room and a grocery pre-ordering service. There is also guest accommodation available (charge applies)

The development has the benefit of care assistants on site 24 hours a day, the property also benefits from double glazing and heating costs are included within the service charge.

The property in brief comprises: spacious entrance hallway, cloaks, storage cupboard, superb open plan living dining room with well appointed kitchen. There are two well proportioned bedrooms. The spacious primary bedroom also has built in wardrobes and en-suite access to a spacious wet room.

Outside, the property has a communal car park with residents parking and beautiful communal maintained gardens and seating areas.

- Superb Ground Floor Retirement Apartment
- Spacious Apartment offering around 830 Square Feet
- Spacious Entrance Hallway, Cloaks & Storage Cupboards
- Primary Bedroom, Bedroom Two & Spacious En-suite Wet Room
- Internal Viewing Essential
- Stunning Over 55's Retirement Complex with Excellent Facilities
- Energy Efficient Accommodation - Gas Central Heating & Double Glazing
- Superb Open Plan Living Dining Area & Kitchen Area
- Communal Parking & Beautiful Maintained Communal Gardens
- No Chain Involved - Part Exchange Considered









## LOCALITY & AMENITIES

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 and Mackworth area, including the Kingsway Retail Park and a selection of local shops situated on Prince Charles Avenue. The property is also located close to the beautiful Markeaton Park.

## THE ACCOMMODATION

### GROUND FLOOR

#### Communal Entrance Hallway

Entrance into main complex entrance with key fob and intercom entry. This leads into the the main reception and seating area. This provides access to many of the facilities on offer.

### APARTMENT 24

#### Spacious Entrance Hallway

Composite panelled entrance door into the spacious entrance hallway. Fitted with central heating radiator, smoke alarm, residents panic alarm, and wall mounted heating control and oak effect doorway access to a cloakroom and storage cupboard with access to the open plan living dining room, primary bedroom, bedroom two and wet room.

#### Cloakroom

Fitted with built in shelving, electric fuse box, vented air circulation system and coat hooks.

#### Superb Open Plan Living Dining Room

#### Living Dining Area

17'4 x 12'1 (5.28m x 3.68m)

Fitted with TV point, wall mounted intercom phone system, central heating radiator, coving to ceiling, aluminium double glazed door giving access to the patio area and rear gardens with matching side panel window and open plan access leading to the kitchen area.

#### Kitchen Area

12'1 x 8'10 (3.68m x 2.69m)

Fitted with a range of attractive modern light oak effect fitted units comprising wall, base and drawer units with brushed stainless steel handles, roll edged laminated worksurfaces over with inset stainless steel sink unit with mixer tap, fitted electric hob with hood above and stainless electric oven below, space for a fridge freezer, appliance space and plumbing for a washing machine, tall built in storage cupboard and ceramic tiled floor.

#### Primary Bedroom

16'7 x 12'2 maximum (5.05m x 3.71m maximum)

Central heating radiator, wall mounted intercom phone system, coving to ceiling, two tall oak effect built in double wardrobes and tall double glazed picture window with aspect to the rear gardens and access to the en-suite wet room.

#### Spacious En-Suite Wet Room

10'4 x 7'6 (3.15m x 2.29m)

With white suite comprising wall mounted wash hand basin, concealed cistern WC, wet room style shower with wall mounted recessed Grohe shower unit with shower attachment, shaver point, ceramic tiled floor, partially tiled walls and central heating radiator. Please note the wet room can also be approached directly off the entrance hallway.

#### Bedroom Two

12'2 x 8'0 (3.71m x 2.44m)

Central heating radiator and aluminum double glazed window to the rear gardens.

## OUTSIDE

#### Communal Parking

There is a residents parking area located in the front car park by the main entrance.

#### Beautiful Communal Maintained Gardens

This property benefits from beautiful maintained gardens with several patio seating areas, generous lawned gardens with planting borders and the gardens are planted with an array of decorative plants, trees and shrubs

#### Service Charge

Service Charge - £459.35 per month, this includes heating & hot and cold water

#### Leasehold

Lease Length - Approx 87 Years Remaining

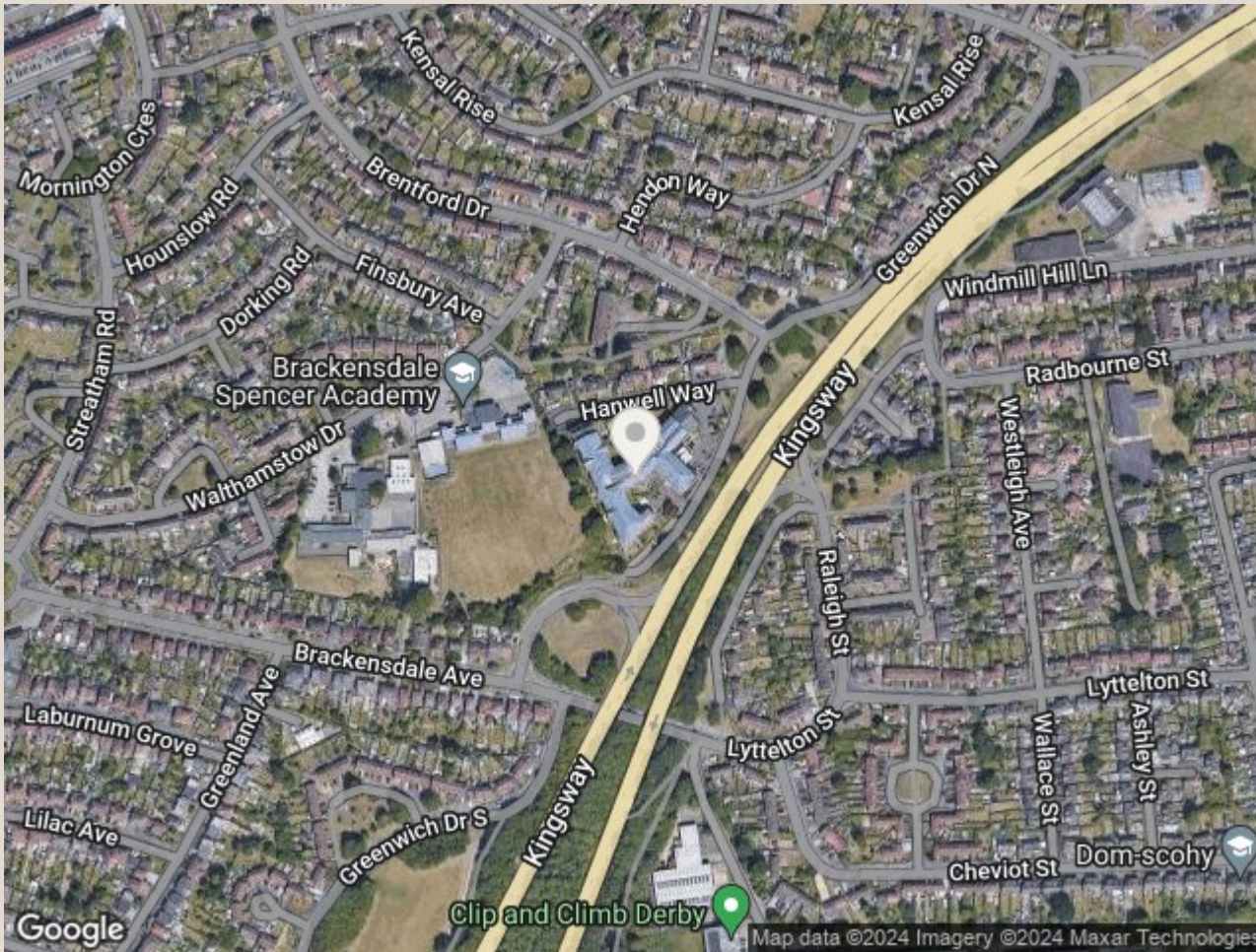
Managing Agent - Sanctuary Housing

This property is owned on a 75% part ownership basis.

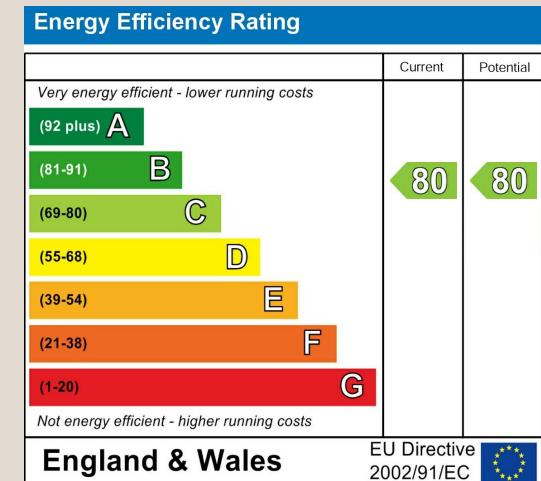
Please note there is no rent to pay on the 25% share owned by Sanctuary Housing.

#### Council Tax Band - A

Band A - Derby City Council



## Energy Performance Graph



## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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