



**Holmfield Stenson Road, DERBY DE23 1QW**

**welcome to**

**Holmfield Stenson Road, DERBY**

This two-bed apartment reserved for residents 55 years and older offers the perfect balance of convenience, comfort, and affordability in a sought-after location. Enjoy easy access to local amenities, parks, and Derby city centre, with excellent transport links for effortless commuting.





**Lounge**

17' 5" x 10' 5" ( 5.31m x 3.17m )

**Kitchen**

2' 4" x 9' 6" ( 0.71m x 2.90m )

**Bedroom One**

14' 6" x 8' 2" ( 4.42m x 2.49m )

**Bedroom Two**

7' x 11' 8" ( 2.13m x 3.56m )

**Bathroom**

8' 7" x 5' 11" ( 2.62m x 1.80m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Holmfield Stenson Road, DERBY

- Two Bedroom Flat
- Communal Gardens
- Car Park
- Utility Room & Storage Area
- Council Tax Band A

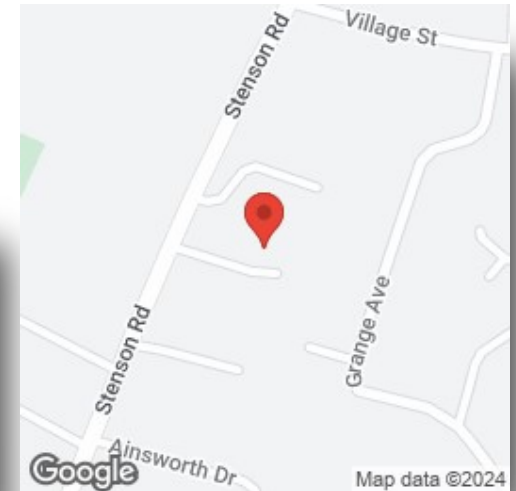
Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£60,000**

This two-bedroom apartment offers the ideal blend of convenience, comfort, and affordability exclusively for adults 55 and older. Located in a sought-after area, you'll be just a stone's throw from local shops, parks, with Derby city centre only a short distance away. Excellent transport links make it easy to get around, whether you're commuting to work or exploring the surrounding area. As you enter, you'll find a spacious hallway with doors leading to the various rooms. The bathroom is conveniently located just off the hallway, adjacent to the two generously sized bedrooms, providing ample space for rest and relaxation. The living room is a bright and airy space, boasting a large window and plush carpeting underfoot. A connecting door leads through to the kitchen, which is equipped with an abundance of cabinets and integrated appliances, as well as a window to let in natural light. The building offers a shared utility room, fully equipped with a sink, laundry machines, and dryer space. Outside, you'll find communal gardens and a car park, perfect for enjoying the fresh air or parking your vehicle.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY119356](https://bagshawsresidential.co.uk/Property/DBY119356)



Property Ref:  
DBY119356 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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