



**The Dovedales, Mickleover Derby DE3 0XL**



**welcome to**

## **The Dovedales, Mickleover Derby**

**\*\*OVER 55'S RETIREMENT APARTMENT IN MICKLEOVER\*\***

Don't miss your opportunity to purchase this two-bedroom, ground floor apartment in the popular retirement complex of The Dovedales in Mickleover, boasting plentiful accommodation, communal parking, and communal gardens.



### Entryway

The secure communal lobby and corridor is accessed by a key-fob and leads to the private front door to access the apartment.

### Entrance Hall

Upon entry through the private front door, the entrance hall provides access to the bathroom, both bedrooms, and the lounge diner. With carpeted flooring, a wall-mounted electric heater, and a full-height storage cupboard.

### Lounge Diner

19' 8" x 9' 8" ( 5.99m x 2.95m )

Spacious lounge diner with a feature coal-effect electric fire, a double-glazed box-bow window to the front, another double-glazed window to the side, carpeted flooring, and an archway through to the kitchen.

### Kitchen

7' 1" x 6' 6" ( 2.16m x 1.98m )

Fitted kitchen comprising of a range of matching base, wall, and drawer units, with space for appliances such as an oven, fridge, and washing machine. With wood-effect vinyl flooring, part-tiled walls with complementary splashback tiling, an extractor fan, and a stainless-steel sink with drainer and mixer-tap.

### Bedroom One

11' 4" x 9' 5" ( 3.45m x 2.87m )

Double bedroom with floor-to-ceiling fitted wardrobes, carpeted flooring, a wall-mounted electric heater, and a double-glazed window to the front.

### Bedroom Two

8' 2" x 7' 5" ( 2.49m x 2.26m )

Bedroom with a range of fitted wardrobes and furniture, a wall-mounted electric heater, a double-glazed window to the front, and vinyl flooring.

### Bathroom

Fitted three-piece suite comprising on a double shower, wash-hand basin, and low-level w/c. With complementary tiling to the walls, mobility aid handles, wall-mounted mirrored medicine cabinet, storage cupboard, vinyl flooring, a heated, vertical ladder towel rail, and an extractor fan.

### External

Externally, the apartment benefits from plentiful communal parking reserved for residents and their visitors, a communal rotary washing line area, and beautifully maintained, wrap-around communal gardens.



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## **The Dovedales, Mickleover Derby**

- OVER 55'S RETIREMENT COMPLEX
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LARGE LOUNGE DINER
- ARCHWAY THROUGH TO KITCHEN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£99,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108879 - 0003

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