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**38 Suffolk Way, Church Gresley,
Swadlincote, Derbyshire DE11 9GL**



Price Guide:

**Offers invited in the region of £85,000 for the
long Leasehold interest**

**A well presented first floor apartment benefiting from
gas central heating, double glazing and allocated
parking space.**

Of interest to owner occupiers and investors

28-30 Pelham Street, Nottingham NG1 2EG

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Direction

Suffolk Way lies directly off Bexley Drive which in turn leads to Swadlincote Lane and Hearthcote Road, within 2 miles of Swadlincote Town Centre which offers an excellent range of local amenities. The property has easy access to the A50 and A42 ring roads to nearby Ashby-de-la Zouch.

Description

The property was constructed around 10 years ago believed by David Wilson Homes.

This is a well presented first floor apartment comprising of a shared communal entrance lobby with access to the first floor. Open plan design partitioned bedroom and living room leading to a fully fitted kitchen, separate bathroom with full suite. Benefits from UPVC double glazing, gas central heating and allocated parking space to the rear approached by a coachway arch.

Accommodation

Entrance Lobby: fitted store cupboard off

Bathroom: with full suite, tiled surround, wash hand basin and low level wc.

Main Living Area: 3.18 x 2.61 (12' 6" x 8'7")
French doors with juliet balcony, open sliding door to

Bedroom: 3.2 x 2.51 (10' 6" x 8'3")

Kitchen: 2.89 x 1.62 (9'6" x 5' 3") fully fitted with breakfast bar



Outside:

One parking space to rear

We are advised the property is held on a 125 Lease from 1st January 2013.

Ground Rent: £150.00 per annum

Current Service Charge £498.76 paid 1st July 2024 to 30th September 2024 paid quarterly

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band A current charges £1,429.10 2024-2025 — Derbyshire County Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 0115 9586586

email: tanners@tannersproperties.co.uk

Note: These details are for guidance only.

All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.