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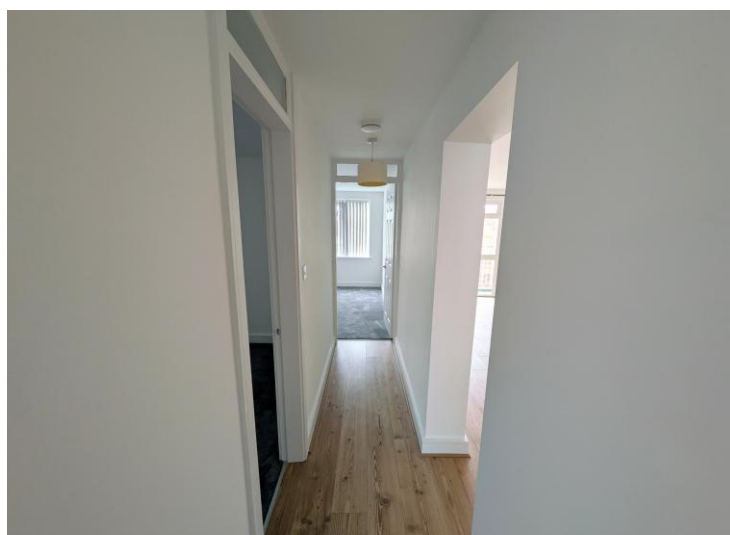
## Kedleston Court

Scribers Lane, Hall Green

- A Very Well Presented Two Double Bedroom Apartment
- Open Plan Lounge/Diner/Re-Fitted Kitchen
- Landscaped Communal Gardens & Garage En-Bloc
- No Upward Chain

**£179,950**

Current EPC Rating - 52  
Current Council Tax Band - B

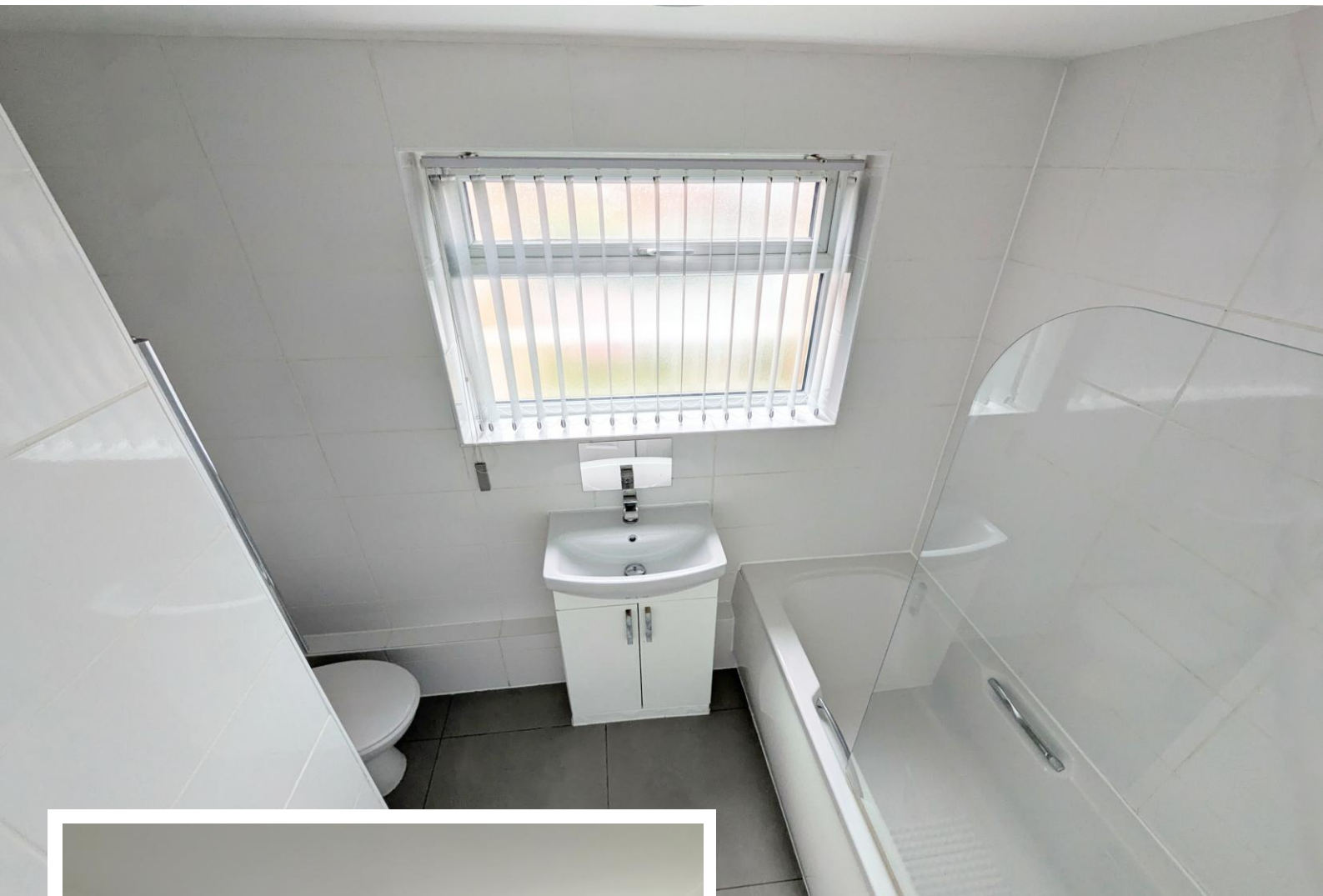






### **Property Description**

A very well presented second floor apartment benefiting from no upward chain and offering accommodation comprising an open plan lounge/kitchen/diner with balcony, two double bedrooms, modern bathroom, garage en-bloc and well maintained communal gardens



## Rooms & Measurements

Open Plan Lounge/Kitchen/Diner & Balcony 8.36m max x 3.51m max (27'5" max x 11'6" max)

Bedroom One to Front 5.05m max x 4.37m max (16'7" max x 14'4" max)

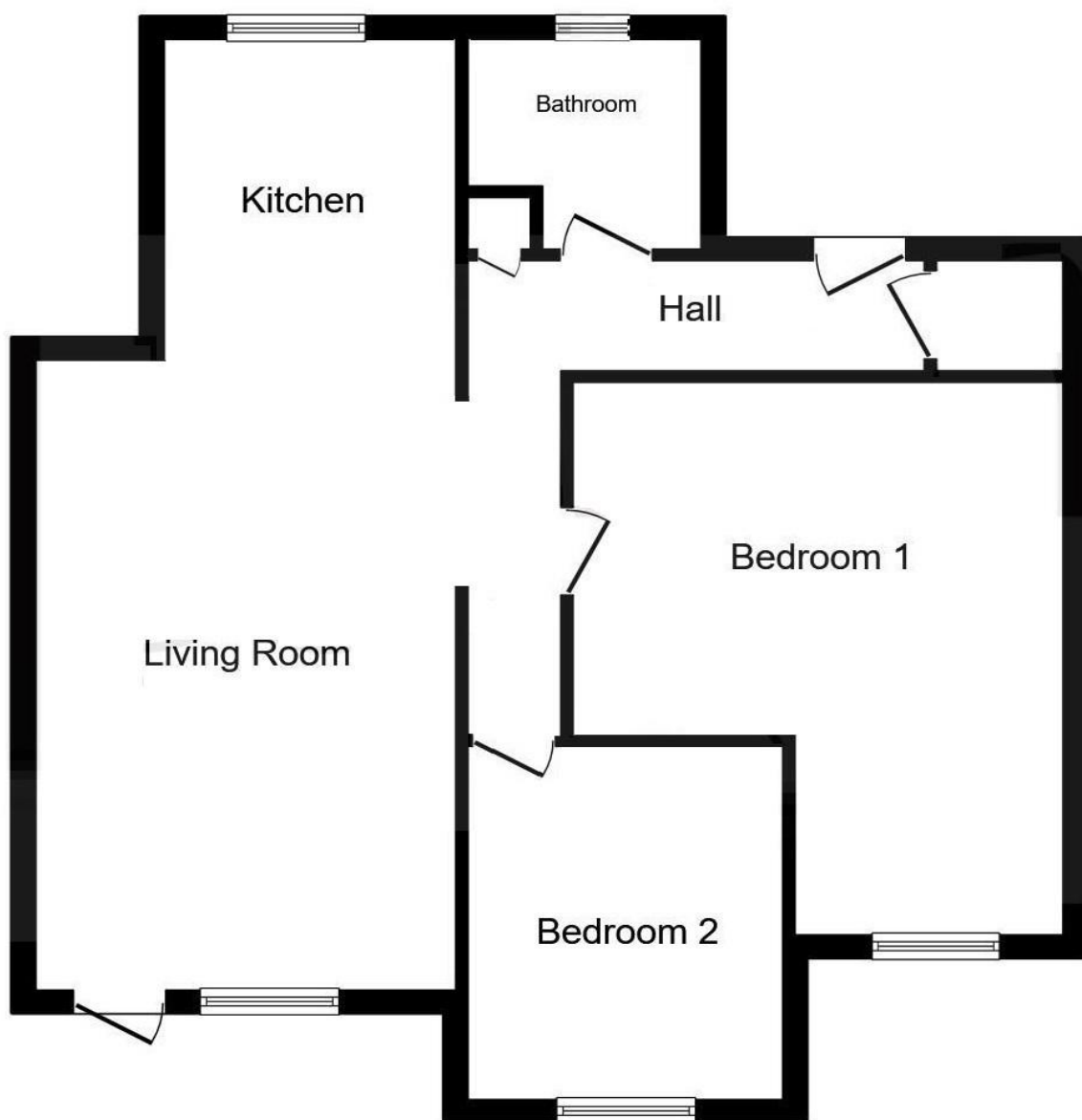
Bedroom Two to Front 3.25m x 2.84m (10'8" x 9'4")

Modern Bathroom to Rear 2.62m x 1.68m (8'7" x 5'6")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 134 years remaining on the lease, a service charge of approx. £2,181.80 per annum and a ground rent of approx. £135 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – B





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.