



45 Heritage Court Kedleston Close, Belper, DE56 1TZ

£125,000



Offered with vacant possession no chain. A beautifully presented third floor retirement apartment offering low maintenance accommodation and secure living within the friendly purpose built complex. Situated conveniently to central Belper with car parking, communal gardens and residents lounge. Viewing is highly recommended.



45 Heritage Court Kedleston Close, Belper, DE56 1TZ

£125,000



A well presented one bedroom retirement apartment situated in Heritage Court, Belper. The third floor apartment has lift access and is situated overlooking Belper.

The quality accommodation comprises entrance hall with store cupboard, pleasant sitting room, good sized and well equipped fitted kitchen, double bedroom with built-in wardrobes and a luxury shower room.

The property has well stocked communal gardens, car parking, welcoming residents lounge with kitchen and laundry. There is a house manager and 24 hour pull cord assistance. The residents enjoy gatherings and regular outings.

Centrally situated within the bustling town of Belper, close to Morrisons supermarket and within easy walking distance of the pedestrianised shopping street. Belper is renowned for its historic mills, character and charm having a railway station, excellent shopping, bars, restaurants and leisure facilities. Close to major road links ie A38 and M1 to Derby and A6 to the stunning Peak District.

ACCOMMODATION

There is a welcoming reception area. Take the lift to the third floor, where the apartment can be found immediately on the left.

ENTRANCE HALLWAY

A secure door allows access. There is a built

in store cupboard with a light, hot water cylinder and the electrical installation.

SITTING ROOM

17'3 x 10'3 (5.26m x 3.12m)

A light and spacious room with a double glazed window overlooking Belper. There is an electric fire with stone effect fire surround, TV aerial point, telephone point and an electric storage heater. French doors open into :

KITCHEN

7'5 x 7' (2.26m x 2.13m)

Well appointed with a range of birch effect base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, hob, extractor hood, fridge, freezer and ample cupboard storage. There is vinyl flooring, under plinth lighting, shelf and window to the side elevation.

BEDROOM

13'5 x 9'1 (4.09m x 2.77m)

Having double glazed window to the rear elevation, TV aerial point, electric storage heater and a built in mirrored double wardrobe. There is a matching bedroom suite to be included in the sale price.

SHOWER ROOM

Appointed with a double walk-in shower

enclosure with a thermostatic shower, vanity wash hand basin and low flush WC. There is a heated towel radiator, wall mounted electric heater, extractor fan, light with shaver point, ceramic tiled floor and full complementary wall tiling.

Over 55 Residents have the facility to meet in the communal reception and lounge area, with a kitchen, in house laundry and lift facilities. There is a guest suite for family members to stay, House Manager and 24 hour call facility for peace of mind and security.

LEASEHOLD

The remaining lease has approximately 108 years left. The monthly service charge is £189.79 and the ground rent is £197.50 half yearly. The management company is Kingsdale.



