

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

5 Lodge Close Duffield, Derby, DE56 4HE



Requiring some modernisation and improvements is this two bedroom first floor apartment situated in a very pleasant location within easy reach of facilities

- Ideal retirement home or for a professional couple • Centrally heated and double glazed throughout
 - Immediate vacant possession available
- Lounge and fitted breakfast kitchen • Two bedrooms and wet room
 - Garage • Communal gardens •

Price £155,000



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GENERAL INFORMATION

THE PROPERTY

Occupying a pleasant position in this popular location is this two bedroom first floor apartment representing an ideal purchase for a retired or professional couple requiring low maintenance accommodation. The property, which is offered for sale with the benefits of gas central heating and double glazing, requires some upgrading and improvements, but offers excellent potential. An inspection will reveal a good size lounge offering views to the front, fitted breakfast kitchen, two good size bedrooms, a wet room and an inner lobby with storage cupboard housing the gas fired boiler.

Outside, there are communal gardens laid mainly to lawn, and the property has the benefit of a garage.

The sale provides a good opportunity to acquire a sensibly priced apartment in a fashionable and popular location. Viewing recommended.

LOCATION

Duffield boasts a wide and varied range of enviable local facilities including comprehensive shopping, regular bus services to both Derby and Belper, a local train station, recreational facilities, doctors surgery and is within the renowned Ecclesbourne School catchment area.

ACCOMMODATION

ENTRANCE LOBBY

With stairs to first floor.

FIRST FLOOR

INNER LOBBY

With storage cupboard housing boiler providing domestic hot water and servicing the central heating system.

LOUNGE 3.43m x 5.57m (11'3" x 18'3")

With double central heating radiator.

KITCHEN 2.85m x 3.09m (9'4" x 10'2")

With stainless steel sink unit and base cupboard beneath. A range of base and drawer units with work-surfaces over, tiled surrounds, complementary wall mounted cupboards, tall food/broom cupboard, extractor hood, electric cooker point, plumbing for automatic washing machine. Central heating radiator.

BEDROOM ONE 2.46m x 3.34m (8'1" x 10'11")

With central heating radiator.

BEDROOM TWO 3.31m x 2.83m (10'10" x 9'3")

With built-in storage cupboard and central heating radiator.

WET ROOM

With walk-in shower having glazed screen, tiled surround and shower over. Low level w.c., wash hand basin, central heating radiator, spot-lighting and extractor fan.

OUTSIDE



There is a communal garden laid mainly to lawn. The property also benefits from a garage.

GARAGE 2.5m x 5.0m (8'2" x 16'5")

Having up and over door.

TENURE

Please be advised this property is held on long lease of 999 years commencing in 1975 and there is a service charge of approximately £480.00 per annum. Should you proceed with the purchase of this property these details must be verified by your solicitor.

COUNCIL TAX BAND

Amber Valley - Band B

DIRECTIONAL NOTES

From Derby proceed via the main A6 travelling through Allestree, Darley Abbey and continuing to Duffield. When entering Duffield take the turning left into St. Ronan's Avenue, follow the road round eventually turning right into Lodge Close where the property is situated on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/DLW September 2021)



Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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