

## 18

Cutler Brook Drive, Allestree, Derby, DE22

Offers Around £195,000 Freehold



- Ideal for First Time Buyer or Buy to Let Investment
- Private Entrance Door
- Open Plan Living Kitchen
- Master Bedroom
- Good Sized Bathroom
- Allocated Parking Space
- Ecclesbourne School Catchment Area
- Pleasant Open Aspect
- This is a Recently Constructed Home





## Summary

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A well-positioned, one double bedroom apartment on the popular and recently constructed Kedleston Grange Estate in Allestree. Ideal for First Time Buyer or Buy to Let Investment.

This is a recently constructed home. To the ground floor is a private entrance door leading to a small hallway, staircase to the first floor, landing, open plan living space with lounge/dining area and fitted kitchen. There is a principle double bedroom and bathroom with four-piece suite. The property is set within attractive communal gardens with nearby open green spaces, children's play area and good views to both front and rear. The property also comes with the benefit of an allocated parking space.

# F&C



## The Location

Allestree is a popular suburb of Derby noted for its excellent amenities including two primary schools, Woodlands secondary school, Park Farm Shopping centre, further shops along Blenheim Parade, easy access into Derby along Kedleston Road and a regular bus service. Derby university is also close to hand as well as Markeaton Park.

## Accommodation

### Ground Floor

#### Entrance Hall

5'1" x 3'10" (1.56 x 1.17)

An entrance door provides access to entrance hall with central heating radiator and staircase to first floor landing.

#### Landing

5'0" x 2'11" (1.54 x 0.91)

With access to first floor hallway.

#### First Floor Hallway

6'3" x 4'8" (1.92 x 1.43)

With useful storage cupboard.

#### Open Plan Living Kitchen

18'9" x 9'10" (5.72 x 3.01)

With lounge/dining area with central heating radiator, stylish flooring and double glazed window to rear overlooking attractive green.



#### Lounge/Dining Area

With central heating radiator, stylish flooring and double glazed window to rear overlooking attractive green.



### **Kitchen Area**

With U-shaped wood grain effect preparation surfaces with matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complimentary wall mounted cupboards one of which houses the gas fired boiler, four plate gas hob with extractor hood, built-in oven, appliance spaces suitable for fridge freezer and washing machine and double glazed window to rear overlooking the green.



### **Double Bedroom**

14'8" x 12'1" (4.49 x 3.69)

With central heating radiator and two double glazed windows to front offering pleasant views.



### **Bathroom**

8'10" x 6'7" (2.70 x 2.03)

Partly tiled with a four piece suite with low flush WC, pedestal wash handbasin, panelled bath, shower cubicle, central heating radiator and extractor fan.



### **Outside**

The property benefits from being set within communal gardens with communal bin store, pleasant open spaces within easy reach including children's play area and pleasant outlook to both front and rear elevation. This property comes with an allocated parking space.



### **Council Tax Band B**

#### **Service Charge**

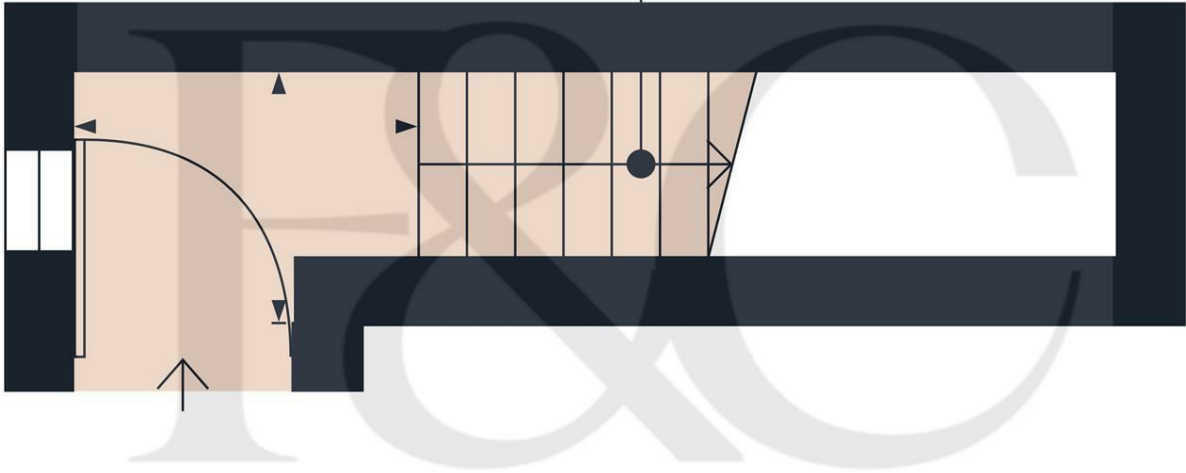
£560 per annum.

For further information regarding the service charges please contact Fletcher & Co Duffield office.

#### **Lease**

For further information regarding the length of lease please contact Fletcher & Co Derby office for more details.

**Hallway**  
 5'1" x 3'9"  
 1.56 x 1.17 m



Floor 0

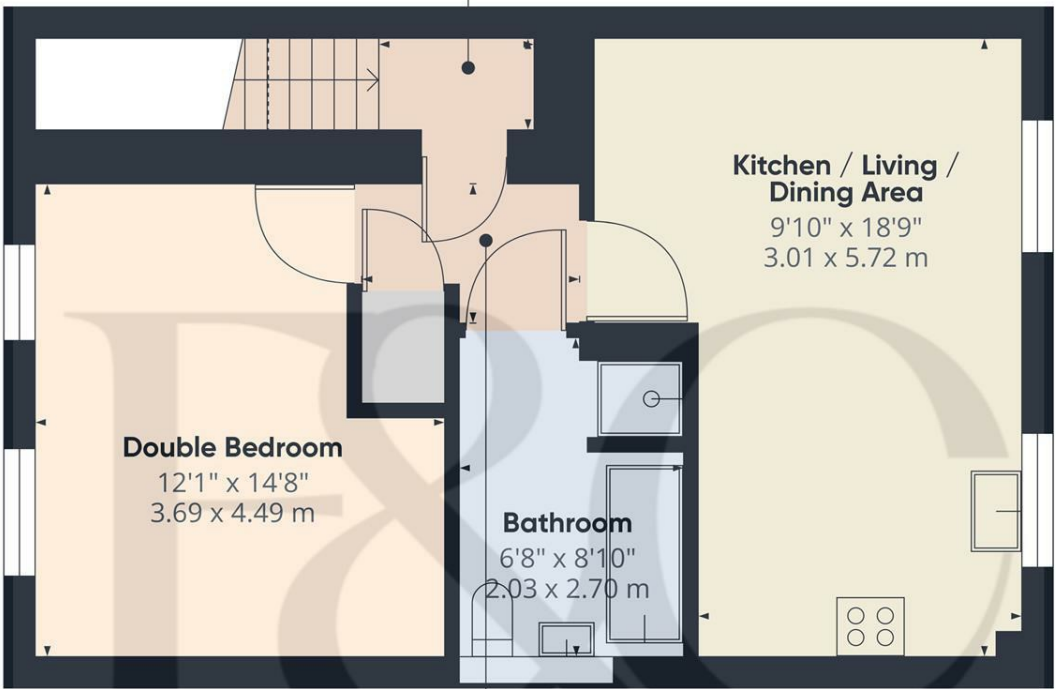
**Approximate total area<sup>(1)</sup>**  
 48.44 ft<sup>2</sup>  
 4.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

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**Landing**  
 5'0" x 2'11"  
 1.54 x 0.91 m



**Hallway**  
 6'3" x 4'8"  
 1.92 x 1.43 m

Floor 1

**Approximate total area<sup>(1)</sup>**  
 481.58 ft<sup>2</sup>  
 44.74 m<sup>2</sup>

**Reduced headroom**  
 19.81 ft<sup>2</sup>  
 1.84 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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## Getting there

18 Cutler Brook Drive  
Allestree  
Derby  
DE22 2EE

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	