

# Fletcher & Company

5 Jaeger Close, Belper, DE56 1AN

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Asking Price £150,000

Leasehold

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- A Well Proportioned Ground Floor Apartment
- Located Within Easy Reach Of Belper Town Centre
- Entrance Hall And Shower Room
- 'L' Shaped Lounge/Dining/Kitchen
- Two Bedrooms
- Allocated Parking And A Single Garage
- Communal Gardens
- Within Easy Reach Of The A6, A38 And M1
- Competitively Priced







## Summary

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located in the charming area of Jaeger Close, Belper, this spacious ground floor apartment offers a delightful blend of modern living and convenience. Built in 2012, the property boasts a contemporary design that is both stylish and functional.

As you enter via a secure communal entrance, the apartment is located on the ground floor and accommodation includes an entrance hallway and an open plan, 'L' shaped lounge, dining, and kitchen area, perfect for entertaining guests or enjoying a quiet evening at home. The layout maximises space and light, creating a warm and inviting atmosphere. The apartment features two well-proportioned bedrooms and a modern shower room

One of the standout features of this property is its prime location. Situated within walking distance of Belper Town Centre, residents can easily access a variety of local amenities, including shops, cafes, a cinema, supermarkets and restaurants. This makes it an ideal choice for those seeking a vibrant community lifestyle.

Additionally, the apartment comes with the added benefit of parking for two vehicles, including a single garage and an allocated parking space. This is a rare find in such a desirable area, offering convenience and peace of mind.

In summary, this modern apartment in Belper is perfect for first-time buyers, downsizers, or investors looking for a property that combines comfort, style, and accessibility. Don't miss the opportunity to make this lovely apartment your new home.

# F&C



## **The Location**

Located conveniently within walking distance of Belper Town Centre and all local amenities including shops, supermarkets, cafes, restaurants, pubs and a cinema. There are regular buses from Belper to Derby and outlying villages and towns, together with a train station in central Belper and easy access to the A6, A38 and M1.

## **Accommodation**

### **Entrance Hall**

7'0" x 5'6" (2.14 x 1.70)

The apartment is accessed via a communal entrance hall with staircase rising to the first floor. A door leads to apartment number five.

Entrance hall having a door providing access to the communal hallway, central heating radiator, a built-in cupboard providing excellent storage space and doors lead to all rooms. There is an intercom system for door release.

### **L-Shaped Lounge/Dining/Kitchen Area**

22'9" x 18'8" (6.95 x 5.69)

### **Lounge Area**

Having three double glazed windows to the front and side, a central heating radiator and fitted carpet.

### **Dining Kitchen**

The living room blends into the dining kitchen which is comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary roll top work surface over incorporating a stainless steel sink drainer unit with mixer top. Appliances include an electric oven, a gas hob, extractor fan with light and there is plumbing for an automatic washing machine. Having space for a fridge freezer, a central heating radiator and a double glazed window. There is a wall mounted boiler (serving domestic hot water and central heating system).

### **Bedroom One**

13'10" x 11'0" (4.24 x 3.37)

With two double glazed windows and a central heating radiator.

### **Bedroom Two**

11'3" x 7'10" (3.45 x 2.41)

With a double glazed window and a central heating radiator.

### **Shower Room**

7'8" x 6'4" (2.34 x 1.94)

Appointed with a modern, three piece suite comprising a walk-in double shower cubicle with sliding glass shower door and mains fed shower over, a pedestal wash handbasin and a low flush WC, with complementary tiling tiled splashback areas under shower enclosure. With a central heating radiator, extractor fan add light. Having a wall mounted light with inset shaver point.

### **Outside**

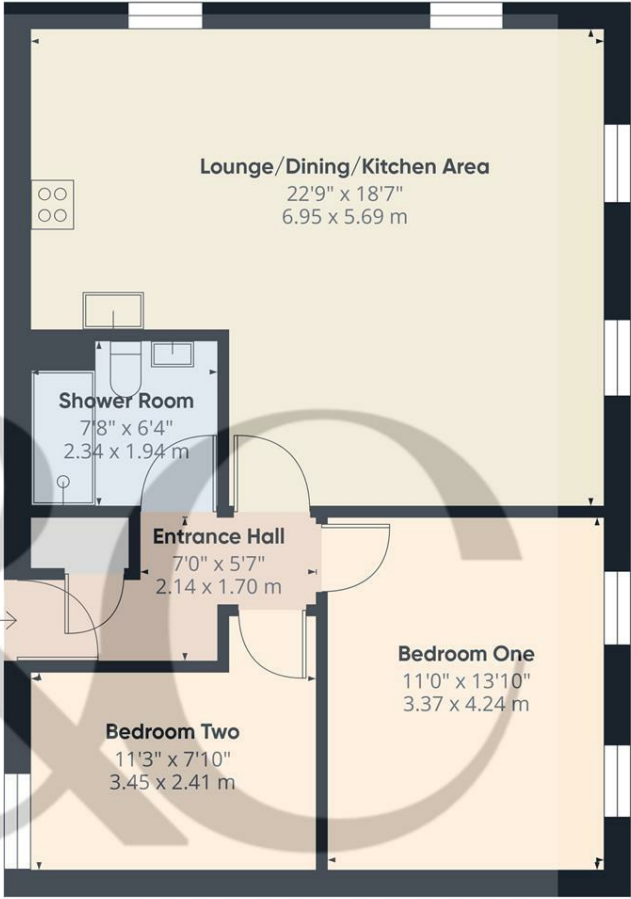
There is a driveway providing off road parking (numbered 45) and this leads to a garage with up and over door. There are communal gardens to the development.

### **Council Tax Band C**

### **Tenure**

The apartment is Leasehold.

The vendor has informed us of an annual service charge and ground rent of £1,968 which can be paid yearly or in instalments. We have also been informed that the lease length is 125 years from 2012. \*\*\*\*Please note\*\*\* You are advised to have this information verified by your legal representative prior to exchange of contracts



**Approximate total area<sup>(1)</sup>**  
911 ft<sup>2</sup>  
84.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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5 Jaeger Close  
Belper  
DE56 1AN

Council Tax Band: C  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	