



Heritage Court Kedleston Close
Belper

Heritage Court Kedleston Close Belper DE56 1TZ

for sale guide price
£110,000



Property Description

A one bedroom retirement apartment situated in Belper town centre, giving close access to many local amenities and transport links! This apartment is located on the second floor with a Juliet balcony over looking the gardens. The apartments for over 60's offer a range of facilities including: Care line alarm service, communal lounge, laundry, guest services, lift and gardens. This apartment is situated on the second floor with lift access. In brief the accommodation offers an entrance hallway, generous lounge with Juliet balcony and space for dining room table, fitted kitchen, double bedroom with fitted wardrobe and a shower room.

Entrance Hallway

Fitted with telephone intercom allowing access to the secure communal entrance at ground floor entry level.

Lounge

11' 2" max x 19' 4" max (3.40m max x 5.89m max)

Fitted with electric storage heater, opening balcony doors with security railing over looking countryside views.

Kitchen

5' 9" x 8' 11" (1.75m x 2.72m)

Fitted with a range of matching wall and base units. Integrated under counter fridge, electric oven, AEG electric hob and extractor fan over. Stainless steel sink and drainer, fitted paper towel dispenser and window to the front

elevation.

Bedroom

9' 6" x 17' 6" (2.90m x 5.33m)

Mirrored built in wardrobes and full length window to the front elevation allowing ample lighting and electric heater.

Shower Room

With fitted three piece white suite;- walk in double shower with shower screen, vanity wash hand basin, wc, heated towel rail, vinyl flooring and full height tiling.

Service Charge And Groundrent

Annual ground rent: £395

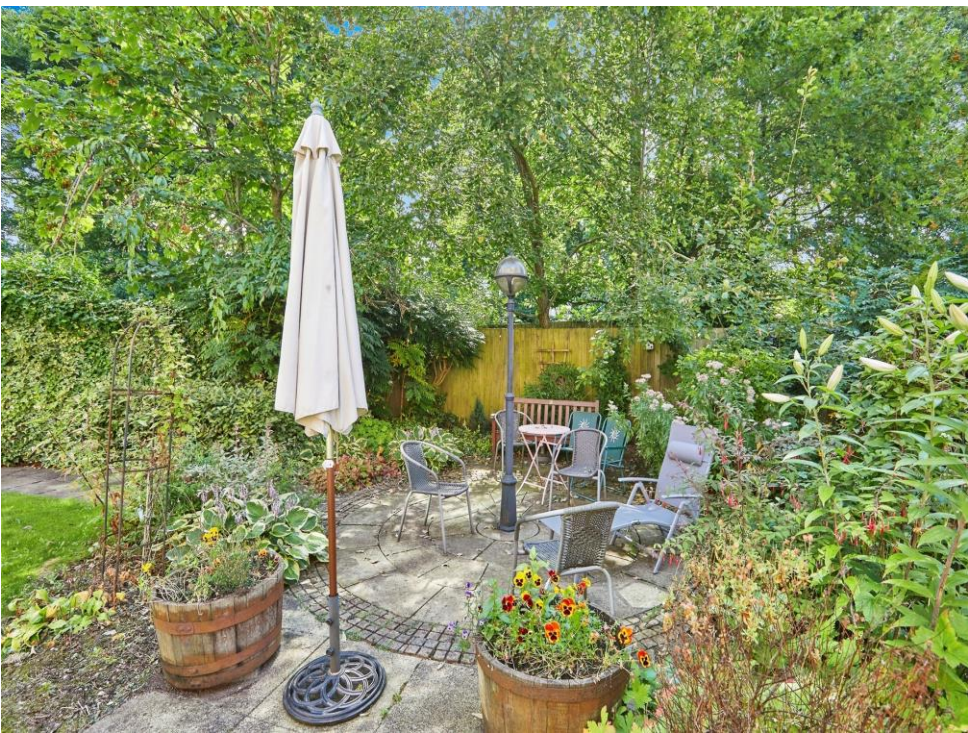
Annual service charge: £2481.60

Service charge includes:

- Support team who provide 24 hour emergency monitoring and response
- External maintenance
- Gardens and grounds maintenance
- Buildings insurance
- Heating, lighting and maintenance of all communal areas, including lifts
- External cleaning of windows and internal cleaning of communal areas
- Provision of CCTV to provide additional security
- Use of laundry facilities and maintenance
- Upkeep of the road and car parking areas

- In House Manager
- Guest Suite









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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 BELPER DE56 1PS

EPC Rating: B

view this property online hallandbenson.co.uk/Property/BPR100933

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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