



Flat 1, 42 Belper Row,  
Netherton, DY2 9LP

**Taylor's**

# Flat 1, 42 Belper Row, Netherton, DY2 9LP

*VERY WELL PRESENTED & BEAUTIFULLY  
PROPORTIONED, GROUND FLOOR APART-  
MENT WITH 985 YEARS REMAINING ON  
LEASE*

## ▪ ROOM DIMENSIONS

### ▪ Flats Own Hall

- Open Plan Lounge / Dining Room / Kitchen - 20' 3" x 16' 7" (6.17m x 5.05m)
- Bedroom 1 - 12' 5" x 7' 10" (3.78m x 2.39m)
- Bedroom 2 - 9' 3" x 8' 4" (2.82m x 2.54m)
- Well Appointed Bathroom - 6' 9" x 5' 8" (2.06m x 1.73m)

## ▪ OUTSIDE

- Allocated Parking
- Communal Gardens / Grounds
- ALL MEASUREMENTS TAKEN AT  
WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



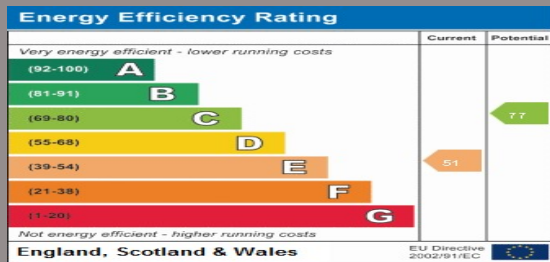
This VERY WELL PRESENTED & BEAUTIFULLY PROPORTIONED, TWO BEDROOM, GROUND FLOOR APARTMENT offers an INCREDIBLY spacious layout of accommodation and combined with having DOUBLE GLAZING, offers a FANTASTIC opportunity for FIRST TIME BUYERS & downsizers a-like to purchase a WELL ARRANGED PROPERTY which is situated within close proximity of an EXTENSIVE RANGE of Local Amenities & Transportation Links. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which combined with being for sale with NO UPWARD CHAIN, in brief comprises: Flats Own Reception Hall, SPACIOUS OPEN PLAN LIVING / DINING ROOM with Well Fitted Kitchen, Two Large Bedrooms, Well Appointed White Suite Bathroom, ALLOCATED PARKING, Electric Storage Heating & Well maintained communal grounds. EPC: E. Council Tax Band: A. Mains Water, Mains Drainage & Mains Electricity services are connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast broadband is available at this property. Construction: Brick. Tenure: Leasehold with 985 years remaining on the lease and an annual service charge of £670 per year (No Ground Rent Payable) (this information would need to be verified by any potential buyers perspective conveyancing solicitors).

BHS10119

MISREPRESENTATION ACT 1967

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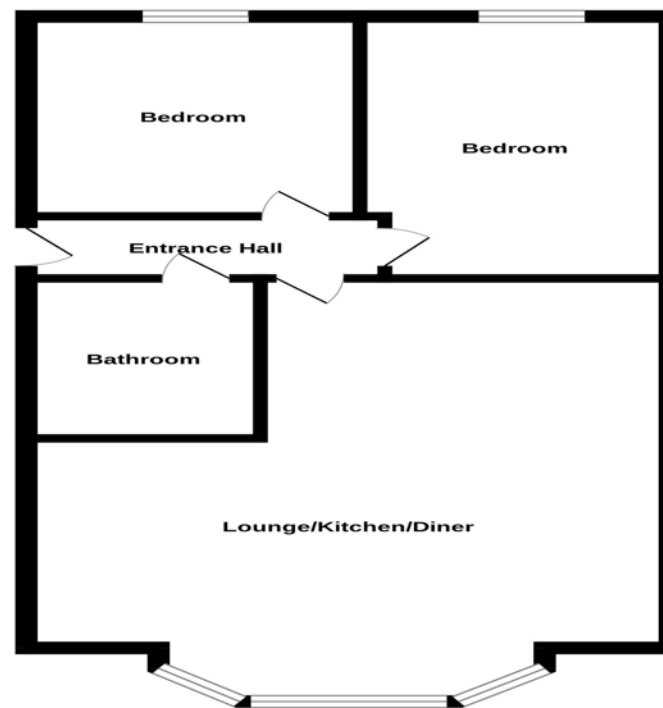
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Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

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