



3, Ridgeway Court 224 Warwick Avenue, Littleover, Derby, DE23 6LH

£55,000

This well-maintained one-bedroom flat in a retirement community features a spacious reception room with a fireplace, a private patio, communal amenities, and is ideally located near public transport and local amenities, making it an ideal home for those over 60 seeking a peaceful and convenient lifestyle.

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Summary Description

For Sale this well-maintained, one-bedroom apartment in a retirement community. The property is in good condition and showcases a number of unique features.

Upon entering, you will be greeted by a spacious reception room that provides an intimate setting for relaxation or entertaining guests. The room is enhanced by a fireplace which adds a warm, homely feel to the space. Furthermore, the reception room offers direct access to a private patio, a delightful outdoor area perfect for enjoying the fresh air and providing your own small garden space.

The property also boasts a well-proportioned double bedroom complete with built-in wardrobes, providing you with ample storage space. The kitchen is fully equipped for all your culinary needs. The apartment also includes a dedicated, modern bathroom.

One of the standout features of this property is the access to communal amenities. These include a communal garden space, lounge, and laundry facilities. The property also benefits from private parking.

The location is highly desirable with public transport links and local amenities within walking distance.

This property is particularly ideal for retired buyers or those over the age of 60 looking for a peaceful and convenient place to call home. With its superb features, welcoming community, and prime location, this flat is the perfect retirement home.

Entrance Hall

Carpeted and neutrally decorated with rear aspect upvc double glazed window, night storage heater, airing cupboard with hot water cylinder, emergency pull cord.

Living Room

16'9" x 10'2" (5.11 x 3.11)



Carpeted and neutrally decorated with side aspect upvc double glazed window and front aspect upvc double glazed window and

door which leads onto a small, private, railed patio. Electric fire with wooden surround, night storage heater, TV and telephone points. Double doors to:-

Kitchen

7'4" x 5'8" (2.24 x 1.73)



With cushion flooring and neutral decor with side aspect upvc double glazed window, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for washing machine, under counter space and plumbing for fridge, inset stainless steel sink with drainer and chrome mixer taps, integrated electric oven, inset electric hob with extractor hood over.

Bedroom

13'5" x 9'0" (4.11 x 2.76)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes with bi-fold mirror doors, night storage heater, TV point, emergency pull cord.

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Bathroom

6'10" x 5'7" (2.09 x 1.71)



Having wood effect cushion flooring and fully tiled walls, low flush wc, bathtub with chrome hot and cold taps and plumbed shower over, wall mounted wash hand basin with chrome hot and cold taps and vanity unit, mirror above wash hand basin and light with shaver socket, electric towel rail.

Outside

This ground floor apartment benefits from having its own patio, which is accessed via the living room and which is securely railed.

Communal Benefits



The residence also benefits from a number of communal features, such as, a garden area with seating, a large lounge, laundry. There is also a guest suite which can be booked via the residence manager.

Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1562.64 a year (£130.22 a month)

Tenure: Leasehold

Lease length: 125 years remaining (103 years from 2002)

Ground rent: £350

Service charge: £3630 (approximate figure, based on last years charge)

Property type: Flat

Property construction: Standard form

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electric

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Communal, Off Street, Driveway, and Rear

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access, Ramped access, Lift access, and Specialist bath

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

Buying to Let?

Guide achievable rent price: £700 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings



Sales: 01283 777100

Lettings: 01332 511000

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and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Location / what3words

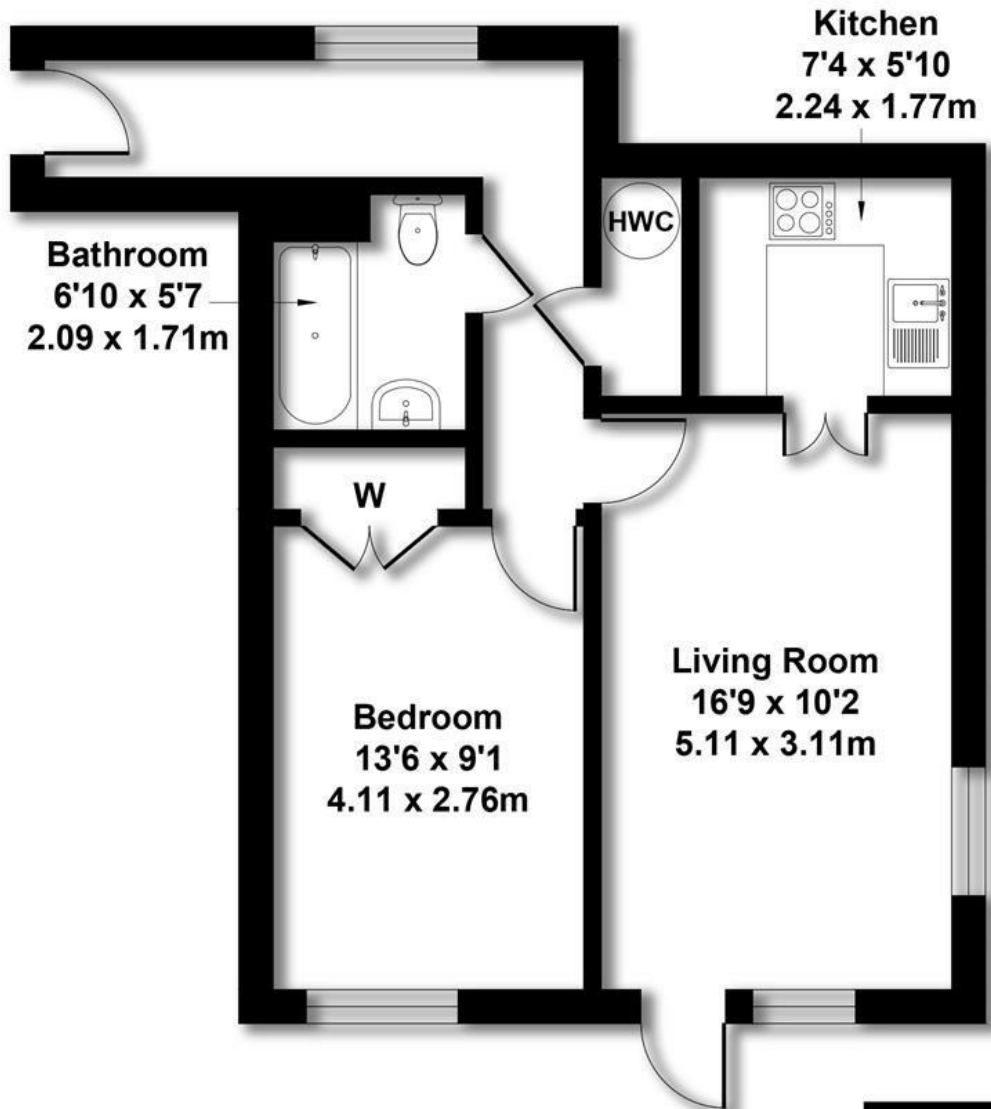
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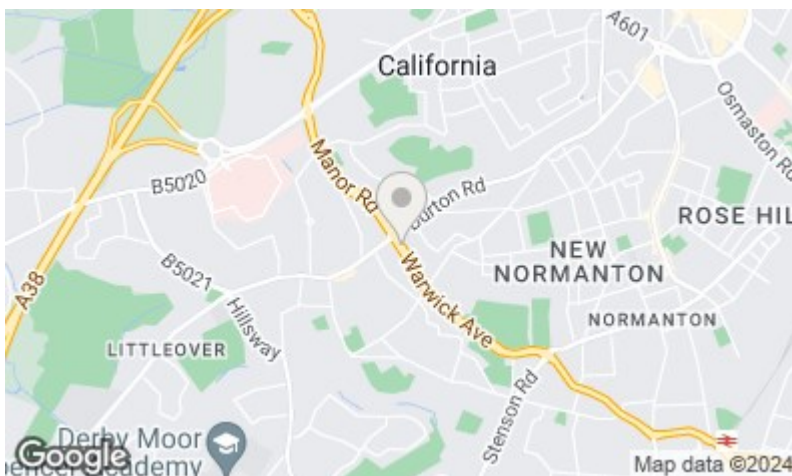
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3 Ridgeway

Approximate Gross Internal Area
517 sq ft - 48 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			



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