



Lady Well Views Springwood Gardens  
Belper



# Lady Well Views Springwood Gardens Belper DE56 1RT

for sale offers in the region of  
**£150,000**



## Property Description

Burchell Edwards are delighted to bring to the market this well maintained two bedroom penthouse apartment offered for sale with NO CHAIN and is situated close to Belper town centre, benefiting from having a panoramic countryside views. This over 55's complex has resident/visitors parking, a lift, a resident's lounge, laundry room facilities and a guest apartment for visiting family/friends. The accommodation in brief comprises; entrance hall, an open plan living kitchen/diner area, two bedrooms and a shower room. Externally there is a communal garden to enjoy. Viewings are strongly recommended.

## Entrance Hallway

The property is entered via door to the side elevation into a hallway where there is coat hanging area, doors off to the bedrooms and shower room and open access to the living/ kitchen/ diner.

## Living/ Kitchen/ Diner

Having aluminium Juliet balcony door to the rear elevation with an open aspect countryside view, wall and base units with work surfaces over and incorporating a stainless-steel sink and drainer unit with mixer tap over, four ring electric hob with stainless steel cooker hood over, electric oven, vinyl flooring and space for fridge freezer.

The living area has an electric wall mounted heater.

## Bedroom One

Having two windows to the side elevation with open countryside views, an aluminium Juliet balcony to the side benefiting from views, double glazed window to the rear and electric wall mounted heater.

## Bedroom Two

Having double glazed window to the rear elevation, electric wall mounted heater, TV point and benefits from countryside views.

## Shower Room

Having splashback boarding, enclosed walk-in shower, double glazed window to the side elevation, pedestal wash hand basin, low level W.C, electric shower and heated towel rail.

## The Facilities

There is a residents' lounge which is furnished with a separate kitchen area. The complex also benefits from a guest suite ideal for visiting family and friends. There is a laundry room with washing machine and drying facilities, intercom system and a house manager which is available during business hours, residence parking, visitor parking and communal grounds.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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1-3 Bridge Street  
 BELPER DE56 1AY

**EPC Rating: C**

**Tenure: Leasehold**

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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