

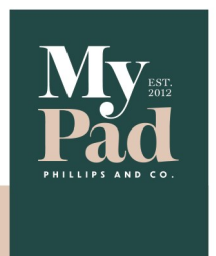
1 Bed Apartment

Price £64,950

 Norbury Close, Allestree, Derby, DE22 2QF



www.mypadsales.co.uk | 01332 40 25 25



1 Bed Apartment

£64,950

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IMMEDIATE POSSESSION - NO UPWARD CHAIN - FOURTH FLOOR APARTMENT - ONE BEDROOM - IDEAL FIRST TIME BUY / INVESTMENT - ELECTRIC HEATING - UPVC DOUBLE GLAZING - SOUGHT AFTER LOCATION - COMMUNAL CAR PARKING - LEASEHOLD 199 YEARS FROM 1987 WITH 162 YEARS REMAINING - GROUND RENT AND SERVICE CHARGE. THIS HAS FLUCTUATED IN THE LAST FEW YEARS DUE TO ON GOING REPAIRS TO THE BUILDING. LAST YEAR, OUR CLIENTS PAID £1900 AND £1200 RESPECTIVELY.

Reception Hall

Having lift and staircase to all floors.

Hallway

Having timber entrance door, laminated wood effect floor, full height cloaks cupboard and airing cupboard.

Living Room 13'8" x 10'3" (4.17 x 3.14)



Having laminated wood effect floor, wall mounted electric panel heater, serving hatch to kitchen, UPVC double glazed window and UPVC double glazed door to share balcony.



Kitchen 9'2" x 6'7" (2.80 x 2.03)



Having a range of base cupboards, inset stainless steel sink top with side drainer, hot and cold taps, laminated rolled edge working surfaces, space and plumbing for automatic washing machine, free standing electric cooker, space for fridge freezer, full height storage cupboard, laminated wood effect floor and serving hatch to living room.

Bedroom 11'6" x 9'5" (3.52 x 2.89)



Having built in wardrobe, slimline electric heater and UPVC double glazed window.



Shower Room



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and shower cubicle with electric shower, glass shower cabinet and doors, complimentary ceramic tiled walls with contrasting ceramic tiled floor.

Outside

Communal car parking.

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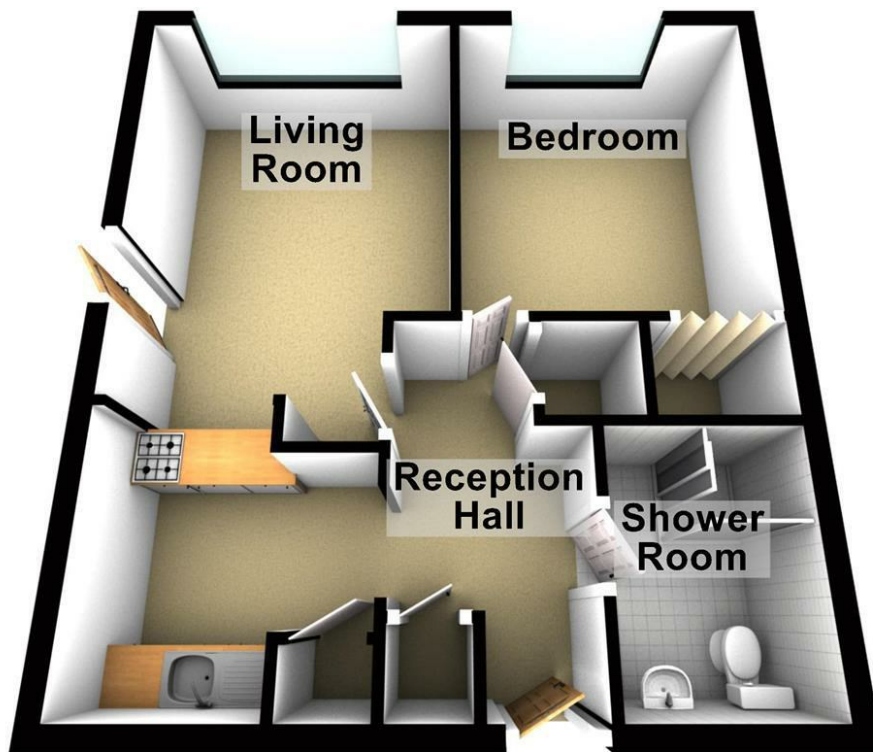
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Ground Floor



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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		EU Directive 2002/91/EC	

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