

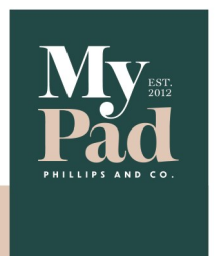
2 Bed Apartment

Price £119,950

📍 Hadleigh Court, Bampton Close, Boulton Moor, Derby, DE24 5DA



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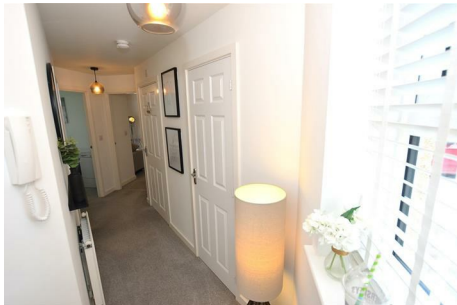
A smart and very stylish ground floor apartment located in this sought after area, offering the first time buyer the opportunity to purchase the property on the Discounted Low Cost Affordable Dwelling Scheme. (See notes at the bottom of these details).

This delightful home, situated in the modern enclave of Boulton Moor, boasts a contemporary design and impressive features. As you enter the apartment, you'll be welcomed by an entrance hallway leading to an open-plan living, kitchen, and dining area. The modern kitchen comes well equipped with ample storage space, and the living area is bright and airy, with French doors. The two well-proportioned bedrooms are perfect for a small family or a couple, with plenty of room for storage. The stylish bathroom, finished to a high standard, features a modern suite and shower. Outside the apartment, you'll find an allocated off-road parking space and well tended garden areas. The property is leasehold with 994 years remaining. Service Charge: £850 per annum Ground Rent: £100 per annum. Council tax band B. Energy rating B.

Communal Entrance Hall

To:-

Reception Hall



Having timber entrance door, large full height walk in storage cupboard, security intercom access telephone, radiator, full height cloaks cupboard, radiator and UPVC double glazed window.



Living Room 18'5" x 11'9" plus door recess (5.62 x 3.60 plus door recess)

Lounge Area



Having television and media connection points and UPVC double glazed French doors with matching windows.



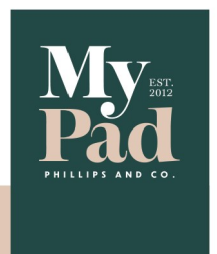
Dining Kitchen



Having a range of modern soft close fitted wall, base and drawer units with laminated rolled edge working surfaces, inset four burner gas hob with matching electric fan assisted oven and grill, concealed canopy extractor hood with down lighter, space and plumbing for automatic washing machine, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, vinyl floor, space for fridge freezer, double radiator and UPVC double glazed window.

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Bedroom Two 11'3" x 7'8" (3.43 x 2.36)



Having radiator and UPVC double glazed window.

Outside



The property stands in communal gardens with allocated car parking space.



Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains fed shower over, glass shower screen, complimentary ceramic part tiled walls with contrasting vinyl floor, radiator, wall mounted extractor fan and UPVC double glazed window.



Principal Bedroom 16'9" x 9'8" (5.12 x 2.97)



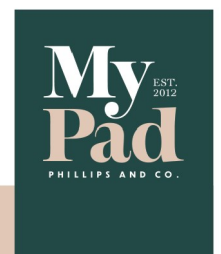
Having radiator and UPVC double glazed window.

Please Note

This property is subject to a section 106 agreement and is defined as a Discounted Low Cost Affordable Dwelling. Therefore it can only be sold at 70% of market value and any new owner would only be allowed to sell at 70% of market value despite owning 100% of the property. Any owner is subject to meeting the eligible household's criteria and it has to be their residential dwelling (letting and sub letting not allowed).



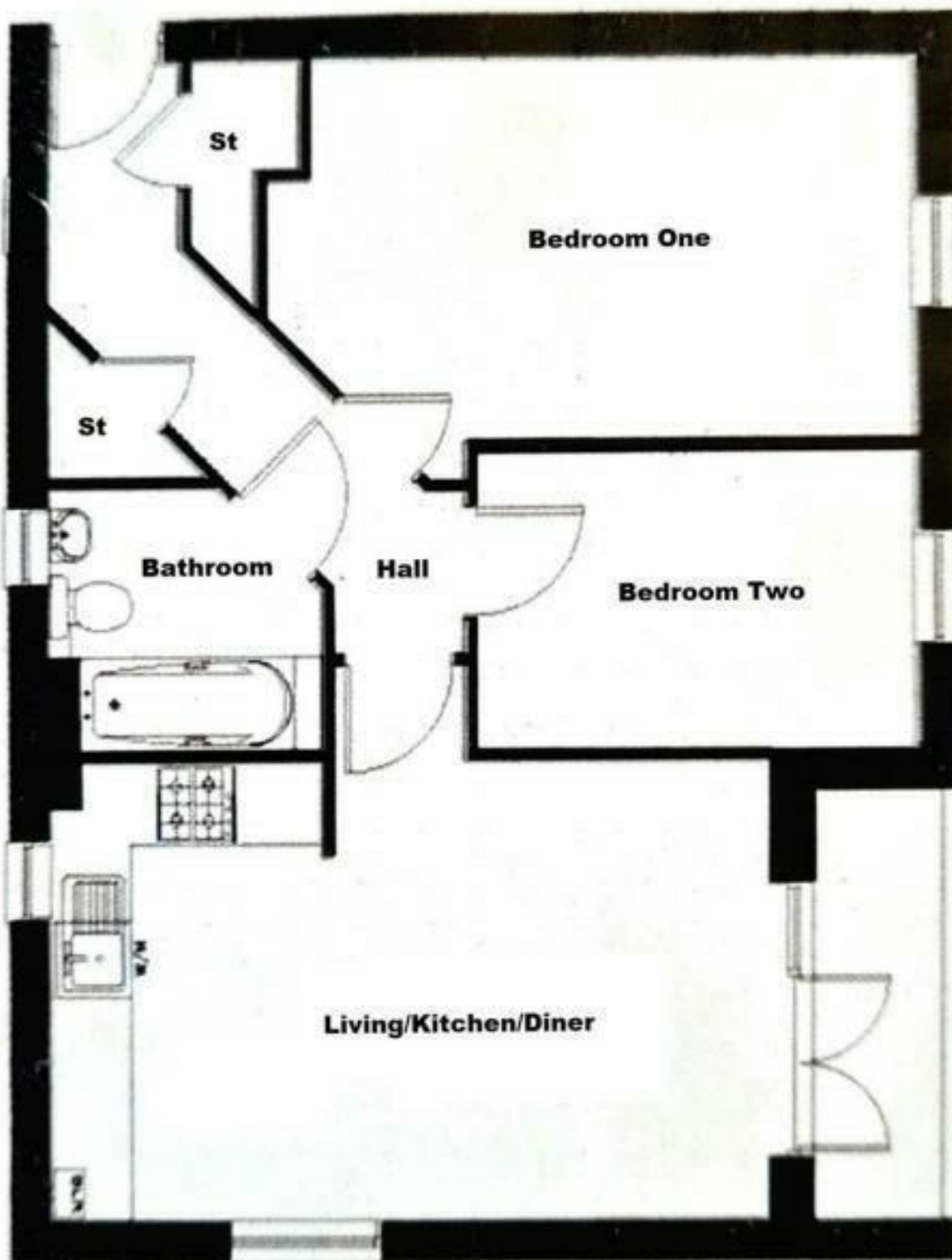
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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