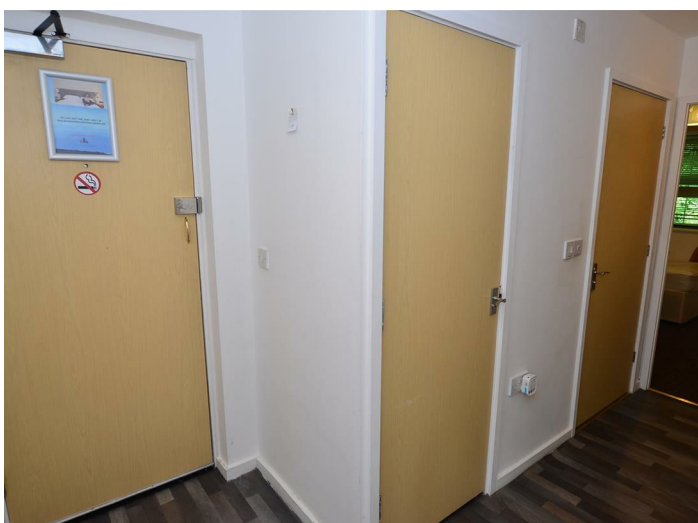


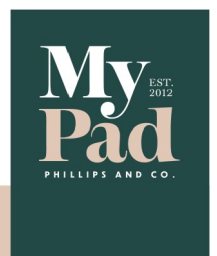
2 Bed Apartment

Price £141,950

 Badgerdale Way, Heatherton, Derby, DE23 3ZA



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2 Bed Apartment

£141,950

 Badgerdale Way, Heatherton, Derby, DE23 3ZA

Arguably one of the best examples of its type in the area. This sumptuous second floor apartment offers spacious and stylish living which must be viewed to be appreciated. Situated in this sought after area and sited within the Littleover community school catchment, this delightful home benefits from gas central heating together with UPVC double glazing. In brief; Main reception hall with staircase to all floors. Entrance hall, light and spacious sitting room with Juliet balcony. This flows through to a well equipped dining kitchen. Two bedrooms and a main bathroom complement the rear of the property together with allocated car parking and communal gardens. The property is leasehold with 107 years remaining. Service charge £600.00 per annum. Maintenance charge £1270.00 per annum. Energy rating D. Council tax band B. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN. THE PROPERTY IS ALSO OFFERED WITH A FULL FURNISHING PACKAGE IF REQUIRED.

Communal Entrance Hall

With staircase to all floors.

Reception Hall



Having timber entrance door, electric radiator, wood grain effect vinyl floor, access to roof space, large full height storage cupboard, airing cupboard (housing the pressurised hot water cylinder) and security intercom access telephone.

Living Room 13'3" x 13'1" (4.06 x 4.01)



Having television and media connection points, electric radiator, UPVC double glazed French doors leading to the Juliet balcony and an open arch leading to the:-



Dining Kitchen 10'7" x 6'4" (3.25 x 1.94)



Having a full range of modern fitted wall, base and drawer units with laminated rolled edge working surfaces, inset black glass four ring ceramic hob with electric fan assisted oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine together with space for fridge freezer (both appliances are included in the sale), wood grain effect vinyl floor, electric radiator and UPVC double glazed window to front aspect.

Principal Bedroom 10'11" x 10'5" (3.34 x 3.18)



Having a range of quality built in wardrobes, electric radiator and UPVC double glazed French doors leads to the rear balcony.

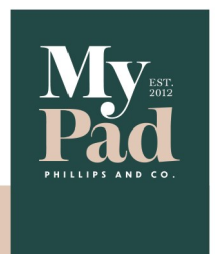
Bedroom Two 13'7" x 9'3" (4.16 x 2.82)



Having an electric radiator and UPVC double glazed window to rear aspect.

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Bathroom



Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with Triton electric shower over, glass shower screen, complimentary ceramic part tiled walls with contrasting vinyl floor, white enamel heated towel rail and ceiling extractor fan.

Outside

The property occupies an exclusive position, at this sought after residential address, having communal gardens with allocated car parking space.

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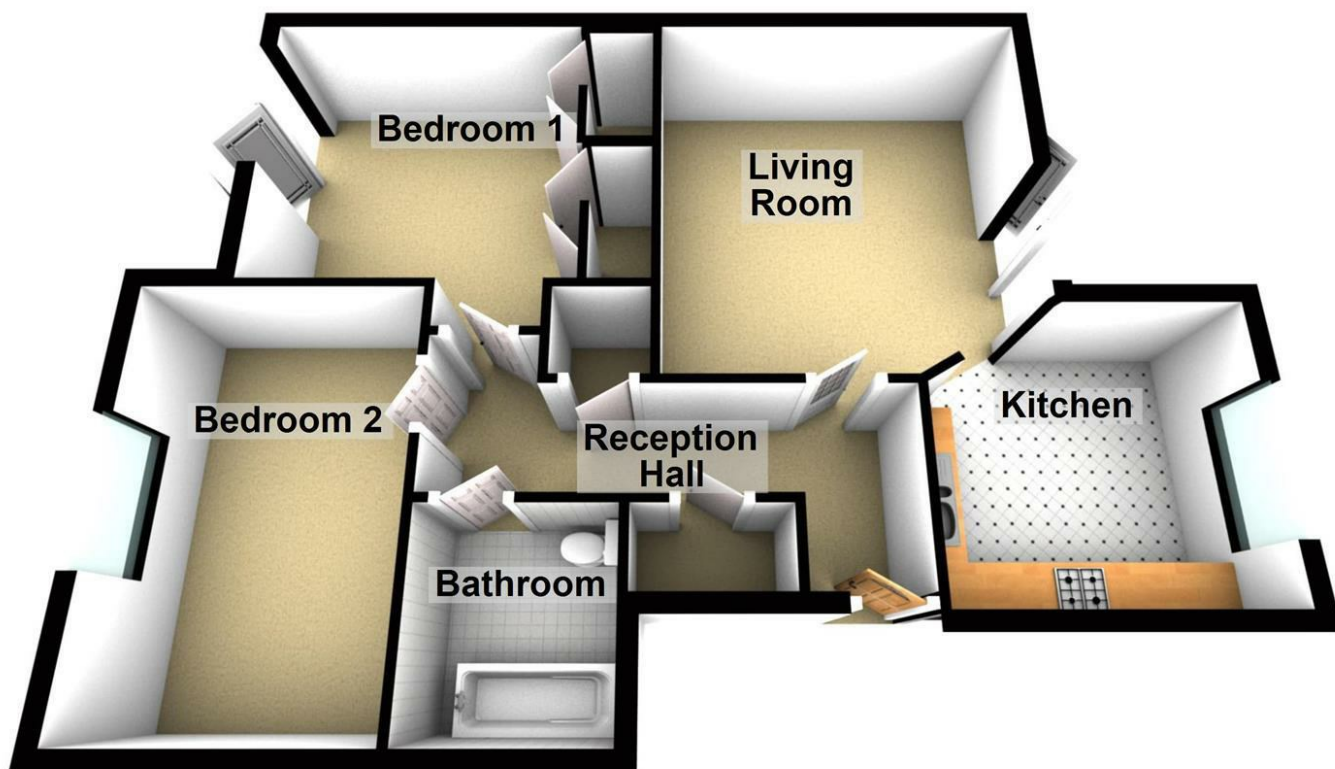
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Ground Floor



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(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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