
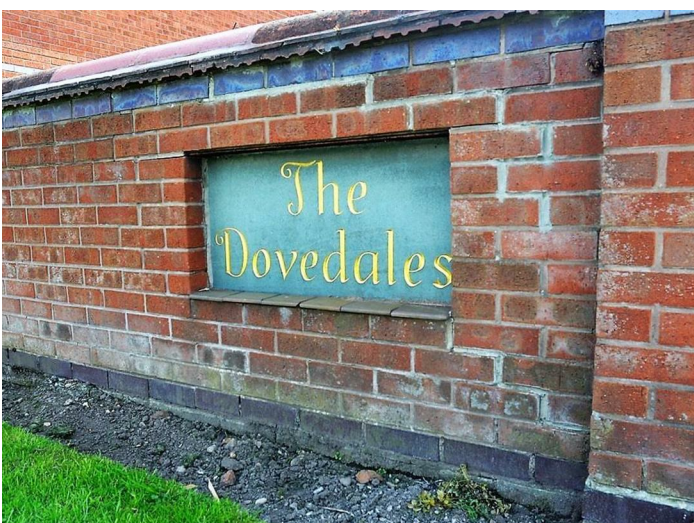


2 Bed Apartment

Price £120,000

 The Dovedales, Park Road, Mickleover, Derby, DE3 0XL



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**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed Apartment

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Phillips & Co Estate Agents are delighted to offer for sale this well cared for two bedroom westerly facing first floor apartment situated in this sought after enclave of thirty dwellings with resident manager in situ. A full inspection will reveal a light and spacious tastefully decorated home having Upvc double glazing together with electric storage heaters. The property stands in and overlooks manicured gardens and is located close to all local amenities. In brief; Communal entrance hall with stairs and lift to first floor, reception hall, light and spacious lounge / dining room with French doors and Juliet balcony overlooking the garden, fitted kitchen, two bedrooms and shower room. Outside is a private communal forecourt with off road car parking. **SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.** Leasehold with 61 years remaining. Council tax band A. energy rating C. Service charge - £224.00 per month over a 10 month period.

Communal Reception

With staircase and lift to first floor.

Entrance Hall

Having timber entrance door, electric panel heater, security intercom access, BT connection point, large full height storage/utility cupboard.

Lounge / Dining Room 19'9" x 9'6" (6.02 x 2.90)



Having wall mounted electric panel heater, electric night storage heater, television and BT connection points, UPVC double glazed French doors with Juliette balcony offering delightful views over the west facing garden.



Balcony View



Fitted Kitchen 7'2" x 6'6" (2.20 x 2.00)



Having a range of fitted wall and base

cupboards with laminated working surfaces, complimentary ceramic tiled splash backs, space and plumbing for automatic washing machine, free standing electric cooker, space for fridge freezer, complimentary ceramic tiled splash backs, inset stainless steel sink top with side drainer, hold and cold mixer tap and ceiling extractor fan.

Bedroom One 13'5" x 9'5" (4.11 x 2.89)



Having a range of free standing wardrobes, electric storage heater and UPVC double glazed window to rear aspect.



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Bedroom Two 8'3" x 7'2" (2.54 x 2.20)



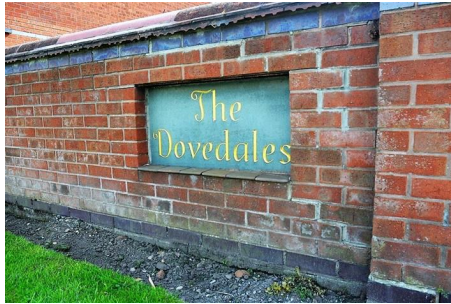
Having UPVC double glazed window to rear aspect.

Shower Room



Having refitted modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and full width walk in shower with glass shower screen, Mira electric shower, complimentary ceramic tiled splash backs, fitted hand rails and folding seat, ceiling extractor fan, wall light with shaver socket, wall mounted electric fan heater and airing cupboard (housing the recently installed hot water heater system).

Outside



The property occupies a delightful communal south facing plot with manicured gardens to both front and rear incorporating a residents patio area. The property benefits from communal block paved car parking with easy access to the local shops, doctors, chemists and further amenities.



Please Note

The property is available on a 99 year lease from 1986. Maintenance and service charges are £224.00 per calendar month over a ten month period.

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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	76
(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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