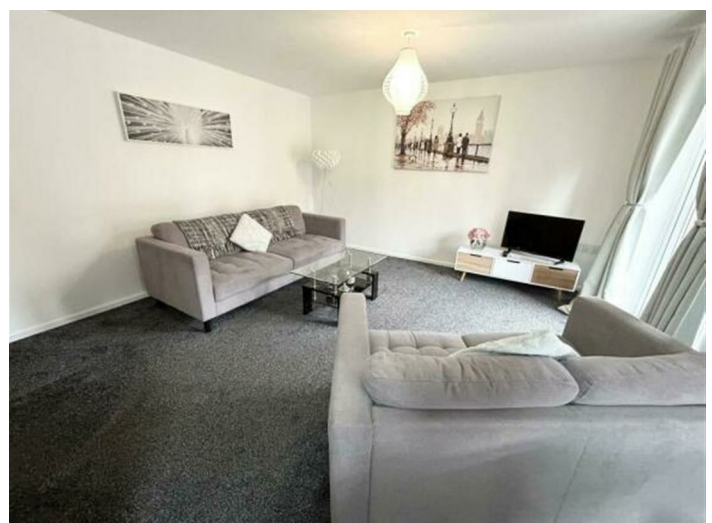
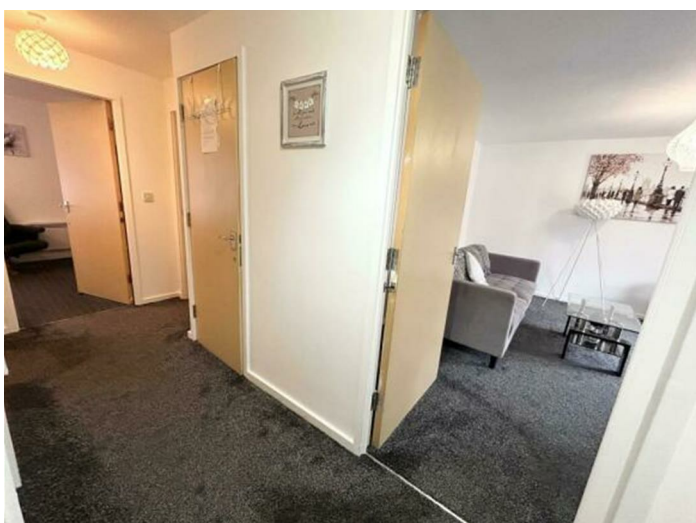


# 2 Bed Apartment

Offers over £137,500

 Badgerdale Way, Littleover, Derby, DE23 3ZA



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

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

# 2 Bed Apartment

# £137,500

 Badgerdale Way, Littleover, Derby, DE23 3ZA

Smart and stylish first floor apartment offering spacious and 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 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 B. Council tax band B. **SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.**

## Communal Entrance Hall

With staircase to all floors.

## Reception Hall



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

**Bedroom One 10'11" x 10'5" (3.34 x 3.18)**

**Sitting 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:-

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.

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

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

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

# 2 Bed Apartment

# £137,500

 Badgerdale Way, Littleover, Derby, DE23 3ZA



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.

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



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

## 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

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

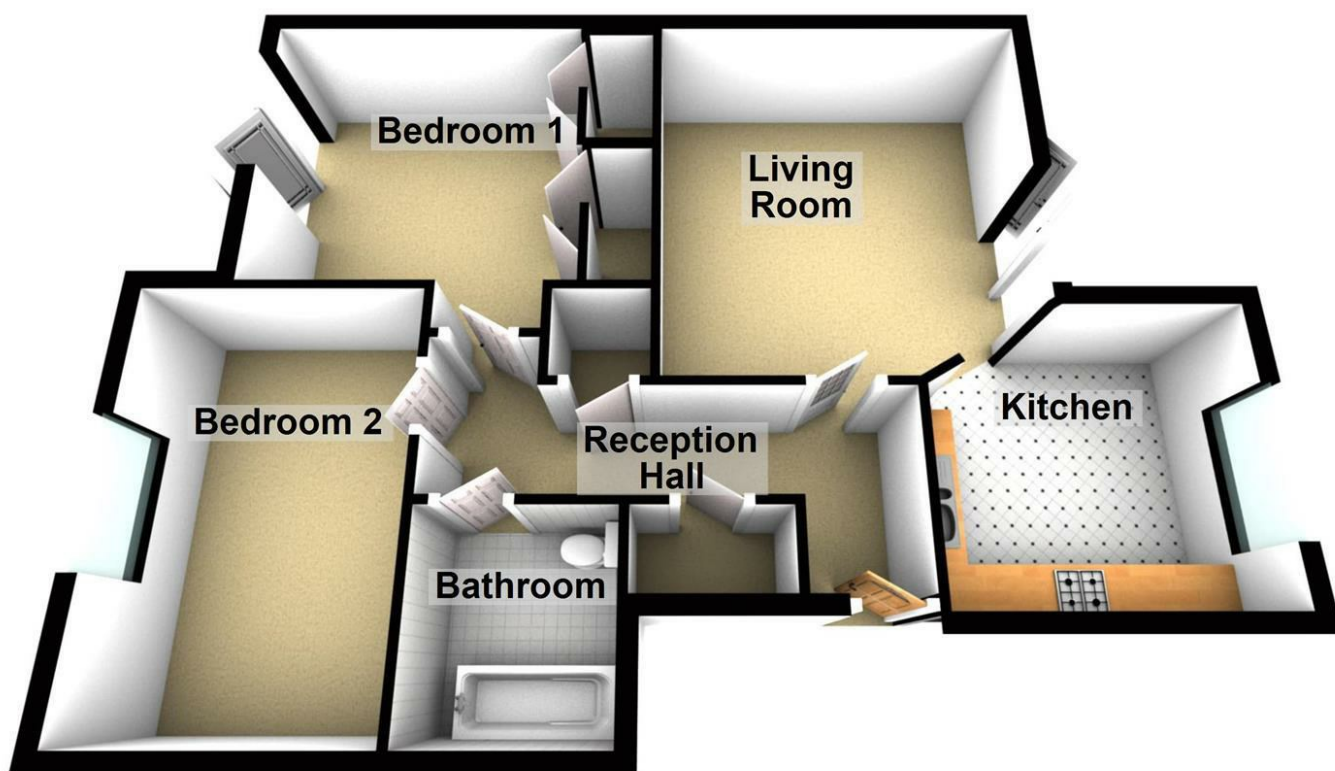
**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 2 Bed Apartment

# £137,500

📍 Badgerdale Way, Littleover, Derby, DE23 3ZA

## Ground Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		84	88
(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	

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

