



Manor Court Flats Church Lane  
Barrow-On-Trent Derby

# Manor Court Flats Church Lane Barrow-On-Trent Derby DE73 7HR

for sale  
£160,000



## Property Description

**NO CHAIN - IDEAL FOR A FIRST TIME BUYER OR INVESTOR**

A spacious first floor two-bedroom apartment set within a leafy setting surrounded by field views on the edge of the popular village of Barrow-On-Trent, the property has off road parking, private garden, and full use of the communal gardens. In brief the property comprises: Private entrance and stairs leading to the main front door, entrance hallway, kitchen, lounge with balcony, bathroom, two double bedrooms. Outside, small rear private garden and full use of the communal grounds and allocated parking. The property benefits from UPVC double glazing throughout excluding the timber and glazed internal front door, & electric storage heating.

The South Derbyshire Village of Barrow-On-Trent is prominently situated with ease of access to the A50 link road, East Midlands Airport, and highly regarded schools. Nearest local villages include, Melbourne, Repton, Willington, Aston on Trent, Ticknall, Milton.

## Entrance

Accessed via its own UPVC double front door, with stairs leading up to the first floor, exposed brick walls and UPVC double glazed windows to multiple halls.

## Entrance Hallway

Entrance hallway is accessed through the single glazed and timber front door, electric storage heater, loft hatch with loft ladder to boarded loft, storage cupboard.

## Spacious Lounge

16' 2" x 12' 2" into recess (4.93m x 3.71m into recess)

With gas fire, UPVC double glazed doors leading out on to balcony which overlooks the front elevation and communal gardens.

## Kitchen

9' 7" x 9' 1" (2.92m x 2.77m)

UPVC double glazed window to rear elevation, fitted with base, wall and tall units in a shaker style, free standing electric oven with gas hob, stainless steel sink with chrome mixer tap over, vinyl flooring, fully tiled with space and plumbing for a washing machine and space for tall fridge freezer.

## Bathroom

Part tiled with a white three-piece suite incorporating a corner glazed shower enclosure fully fitted and fully tiled with an electric shower. Carpet tiles to the floor, UPVC double glazed window to the rear elevation, chrome heated towel rail, white pedestal wash hand basin and low level wc.

## Bedroom 1

10' 11" x 14' 5" (3.33m x 4.39m)

With UPVC double glazed window to the front elevation, storage heater.

## Bedroom 2

10' 11" x 11' 2" into recess (3.33m x 3.40m into recess)

With UPVC double glazed window the rear elevation, storage heater.

## Leasehold Information

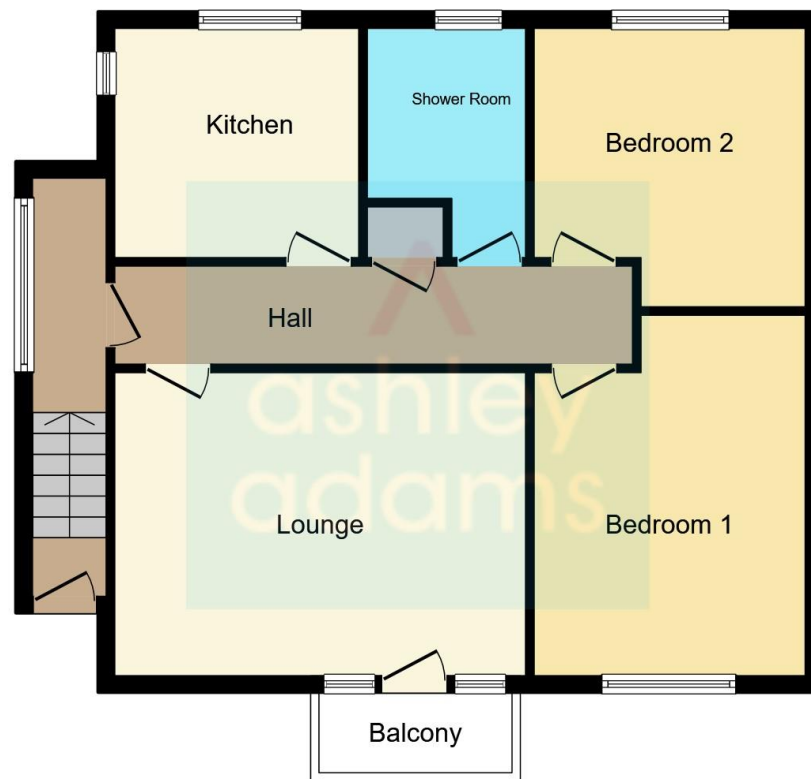
Remaining Lease: 951 years remaining.

Service Charge: £72.00 per month, includes communal areas, buildings insurance and public liability insurance. Increase due in October 2024.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
DERBY DE73 8DS

Tenure:Leasehold

This is a Leasehold property with details as follows; Term of Lease 951 years from 25 Mar 1972.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating: Awaited

**check out more properties at [ashleyadams.co.uk](http://ashleyadams.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

**See all our properties at [www.ashleyadams.co.uk](http://www.ashleyadams.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MEL204867 - 0006