



Manor Court Flats Church Lane
Barrow-On-Trent Derby

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

for sale
£185,000



Property Description

A beautifully presented ground floor maisonette, refurbished to a high standard by the current owner with a gas fired central heating system, UPVC double glazing, oak internal doors, LVT flooring. In brief the accommodation comprises:- front entrance door with stairs to the first floor accommodation and storage cupboard to top of stairs housing the boiler. Further entrance door entrance hallway, lounge with UPVC double glazed French doors to the front giving super aspect over the open green to the front, newly fitted kitchen with matching base and wall units and integrated appliances, re-fitted bathroom and two bedrooms, master with fitted wardrobes. Outside the property has one car parking space available in communal parking area, a private enclosed garden and further communal gardens. Barrow on Trent is a quiet, unspoilt Derbyshire village situated between the River Trent and the Trent and Mersey Canal. The village is located approximately 5 miles from Derby, which provides transport, links in and around the locality and also nationally.

The village is predominantly residential with a population of approximately 550 people also the village has amenities within it such as village hall, youth club, public house, School and church.

General Description

Manor Court Flats, Church Lane, Barrow on Trent, are a complex of 20 flats. The complex is located within a semi-rural area with open views towards the River Trent to the South. The complex consists of five separate buildings arranged in a horse shoe configuration around a central grassed common area. Each block is only two storeys in height and is home to four flats laid out in a symmetrical pattern. There is a large hard standing located to the South of the common area which serves as a parking area for the residents. The Manor Court estate is owned by the Manor Court Management Company, which is owned by the 20 owners of the flats within the estate. The flats within the

development are privately owned on a leasehold basis; any proposed development and alterations to the properties or common land, has to be agreed by the Manor Court Management Committee. The Manor Court Management Company has been set up by the 20 owners within Manor Court and is responsible for the maintenance of the buildings and grounds, this includes the building insurance for all of the properties and land, owners are required to take out their own contents and 3rd party insurance. To fund this there is a maintenance charge of currently approximately £800 per annum per flat, there are no other charges made but if a major project is required, owners can vote to add a levy to the maintenance charge, at the moment, there are no levies in place. The management committee currently consists of 6 owners; this can change if any owner wishes to join or leave the committee. The Management Company is also the owner of the leasehold, which means the owners control the length of the lease, which can be extended if required, if extended it would be to all of the properties. There is a carpark with 20 spaces, one for each owner but no spaces are allocated, it is a simple first come first served. Manor Court Management Company (the 20 owners) also own a laneway to the east of Manor Court, where owners can park extra vehicles.

Entrance

Side UPVC double glazed entrance door leading in to entrance porch having UPVC double glazed and brick construction with top opening vents, timber framed and glazed door with matching attached side panels, leading to:-

Entrance Hallway

Having coat hanging hooks, LVT flooring, central heating radiator, double door fronted built in cupboard, further double door fronted built in airing cupboard.

Lounge

12' 1" x 15' 1" min to front of chimney breast
(3.68m x 4.60m min to front of chimney breast)

Having two chimney breast recesses with fitted double door fronted cupboards, deep coving to the ceiling, double opening UPVC, double glazed French doors to the front elevation with matching attached side panels giving super aspect over the open green to the front, double panelled radiator, oak internal doors.

Kitchen

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

Accessed via an oak framed and glazed door incorporating a newly fitted kitchen, with matching base and wall units, laminated work surfaces over, matching upstands, single drainer one and a quarter stainless steel sink unit with chrome swan neck mixer tap over, plumbing and space for an automatic washing machine, integrated electric fan assisted oven, four burner ceramic hood and extractor hood with glazed splashback to the cooking area, LVT flooring, UPVC double glazed windows to both rear and side elevations with fitted window blinds.

Bathroom

Refitted with a modern three piece white suite comprising pea shape panelled bath with a chrome mains shower over and corner mounted chrome mixer tap, pedestal wash hand basin with chrome mixer tap over and ceramic tiled splashback, low level WC, ceramic tiled flooring, wall mounted chrome heated towel rail, low maintenance panelled ceiling for ease of maintenance, UPVC double glazed opaque window to the rear elevation.

Bedroom One

10' 11" x 12' 2" (3.33m x 3.71m)

Minimum measured to the front of a range of wardrobes

Having wide double sliding mirror fronted wardrobe to be included with the selling price, UPVC double glazed window to the front elevation overlooking the open green, central heating radiator.

Bedroom Two

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

A versatile room which could also be used as a sitting room/dining room, having LVT flooring, central heating radiator, UPVC double glazed French door to the rear giving direct access on to a private garden with an attached side panel and window.

Outside

The garden itself has a useful outside store adjacent to the entrance porch which houses the boiler which provides the property with domestic hot water and central heating, low maintenance gravelled garden with borders inset with a variety of mature shrubs, part fenced and part brick boundary, beautiful seating area giving privacy, The property has allocated parking.









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

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Property Ref: MEL205700 - 0001

Tenure: Leasehold EPC Rating: Awaited Service Charge: Ask Agent
 Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For

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