

# 1 Bed Apartment

Price £60,000

 Norbury Close, Allestree, Derby, DE22 2QF



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Situated on the third floor of the ever popular Kedleston Court, this well-presented one-bedroom apartment offers stylish, modern living following a refurbishment. The property provides a fantastic opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a ready-to-let addition to their portfolio, with current rental prices achieving between £625.00 and £700.00 per calendar month.

The accommodation is bright and well-proportioned, featuring a neutral finish throughout, with upgraded fixtures, newly fitted carpets and fittings that enhance both comfort and appeal. Positioned in the popular residential area of Allestree, the apartment benefits from excellent local amenities, transport links, and green spaces nearby.

Combining convenience, value, and move-in-ready condition, this apartment represents an excellent opportunity not to be missed.

The property is sold leasehold. Council tax band A. Energy rating D.

## Communal Reception Hall

With lift and staircase serving all floors.

## Reception Hall



Having timber entrance door, airing cupboard (housing the pre insulated cylinder), security intercom telephone and full height cloaks cupboard.

## Living Room 14'4" x 10'2" (4.39 x 3.12)



Having television connection point, UPVC double glazed window (commanding far reaching views) and UPVC opaque double glazed door leading to the shared balcony. An open arch leads to the:-



## Fitted Kitchen 9'1" x 6'7" (2.79 x 2.01)



Having been refitted to provide a range of shaker style wall and base cupboards with integrated black glass four ring ceramic hob, electric oven and grill, canopy extractor hood and down lighter, space and plumbing for automatic washing machine (having free standing washing machine in situ) and complimentary ceramic part tiled walls with contrasting ceramic tiled floor.

## Bedroom 11'4" x 9'4" (3.47 x 2.87)



Having a built in wardrobe and UPVC double glazed window (again commanding far reaching views).



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## Bathroom



Having white three piece suite with Triton electric shower over bath, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail and wall mounted extractor fan.

## Outside



## Please note.

The property is currently going through probate.

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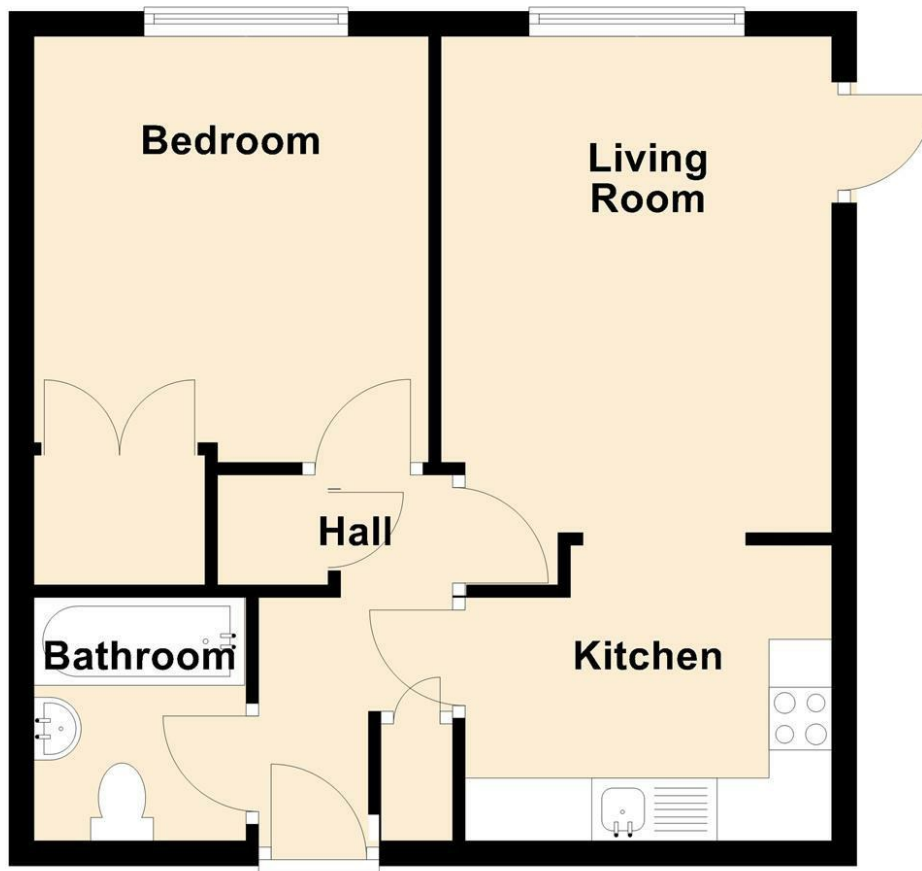
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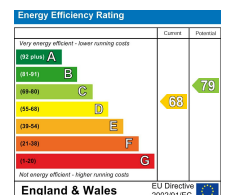
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## Third Floor



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