Fletcher & Company

3 Cutler Brook Drive, Allestree, Derby, DE22 2EE

Offers Around £179,950

Leasehold



- Stylish One Bedroom Apartment
- Allocated Parking Space
- Popular Residential Location
- Private Entrance Door
- Hallway
- Open Plan Living Kitchen
- Double Bedroom
- Well-Appointed Bathroom
- Easy Access to Derby City Centre
- Close to Nearby Amenities





Summary

This is an extremely stylish and well-presented, one double bedroom, ground floor apartment forming part of the Kedleston Grange estate in a sought after location in Allestree.

The property benefits from an allocated car parking space and features pleasant green spaces all around, including a children's play area. There are also visitor car parking spaces.

The property benefits from its own entrance door which leads to a spacious hallway with open plan living kitchen off, double bedroom with fitted wardrobe and a well-appointed bathroom.

The Location

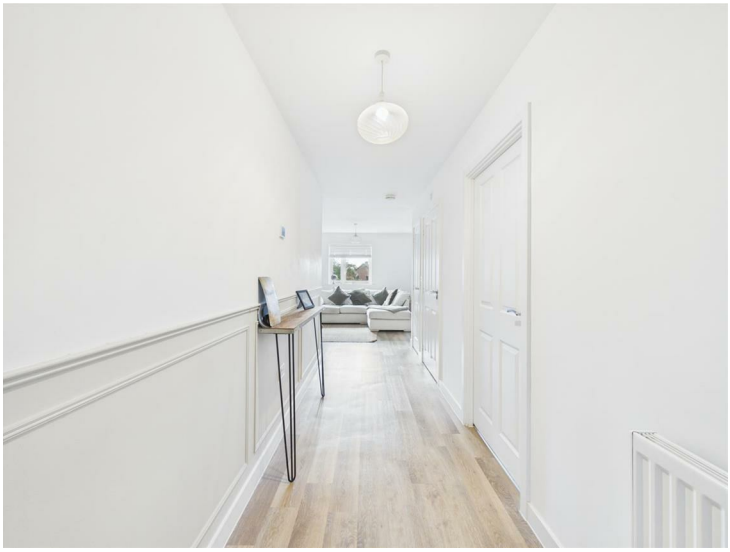
The property's location in Allestree affords easy access to shops on Blenheim Drive and Park Farm, schooling at all levels, a regular bus service into the city centre, pleasant walks in the surrounding open countryside and easy access to both Markeaton Park and Darley Park.

Accommodation

Hallway

16'2" x 4'8" (4.94 x 1.44)

A private entrance door provides access to hallway with central heating radiator, feature wood panelled wall and open access to living kitchen.



Living Kitchen

18'9" x 13'1" (5.72 x 4.00)





Lounge/Dining Area
Having a central heating radiator, feature wood panelled wall and double glazed window to front.







Kitchen

Comprising wood effect worktops with matching upstands, matching breakfast bar, soft close fitted base cupboards and drawers, complementary soft close wall mounted cupboards, stainless steel sink unit with mixer tap, gas hob with extractor hood over and built-in oven beneath, integrated fridge freezer, integrated washing machine, space for a dishwasher and double glazed window to rear.



Double Bedroom

10'6" x 9'6" (3.21 x 2.92)

With central heating radiator, fitted wardrobe with sliding mirrored doors and double glazed window to front.





Bathroom
9'6" x 5'5" (2.91 x 1.66)
Well-appointed with a white suite comprising low flush WC, wash handbasin, panelled bath with shower over and chrome towel radiator.

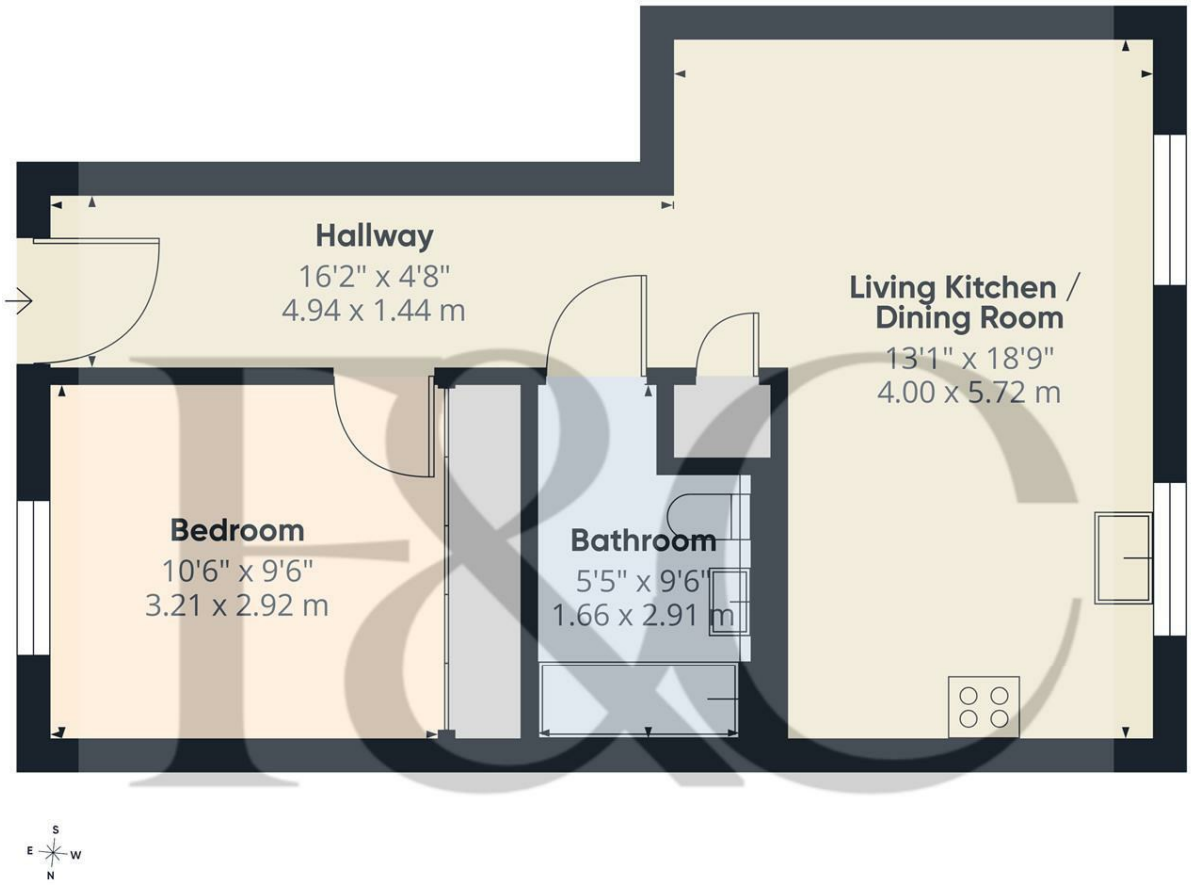


Outside
The property is set within attractive communal gardens and open green space. There is a recreational ground nearby and the property benefits from one allocated parking space.

Estate Management Fees
Please note, we have been informed by the vendor that there is an annual estate service charge of £738. Should you proceed with the purchase of this property this must be verified by your solicitor.

Tenure
The property is leasehold with a term of 250 years which commenced in January 2020.

Council Tax Band A



Approximate total area(1)

465 ft²

43.3 m²

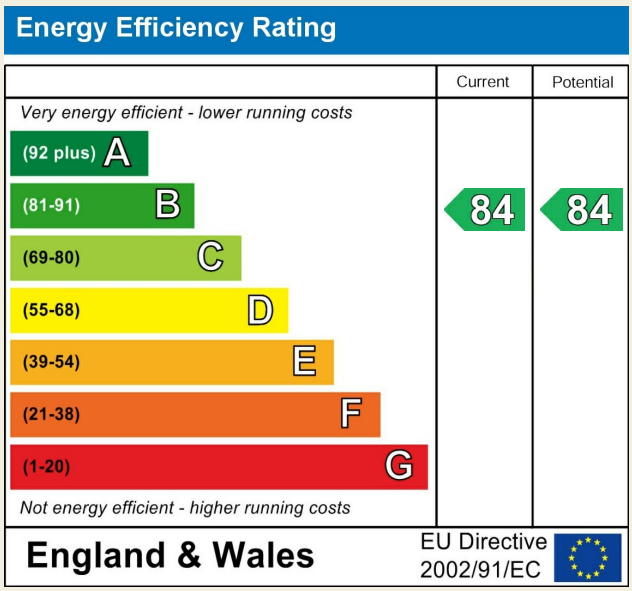
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: A
Tenure: Leasehold