



Not for marketing purposes INTERNAL USE ONLY

Norbury Court
Allestree Derby



Property Description

We are delighted to bring to market this over 55's, first floor flat. The retirement property is conveniently located adjacent to the Park Farm Centre and close to a local bus route. The accommodation briefly comprises a hallway with stairs leading to the first floor, lounge, kitchen, two bedrooms and a shower room. The flat benefits from having central heating and being double glazed throughout; as well as there being residents & visitor car parking and on site laundry facilities. To view this property, please call us today!!

Entrance Hall

Accessed via a door to the front with stairs leading to the first floor. There is also a stair lift fitted to the stairs.

Hall

Having doors leading to the two bedrooms, lounge, bathroom, cupboard housing the water tank and a door leading to a handy storage cupboard.

Lounge

Having a double glazed window, feature fireplace, radiator, door leading into the kitchen and carpet flooring.

Kitchen

A fitted kitchen offering wall and base units with complementary work surfaces over. Having space for a fridge/freezer, cooker, space and plumbing for a washing machine, a double glazed window and vinyl flooring.

Bedroom One

Having a double glazed window, radiator, fitted wardrobes and carpet flooring.

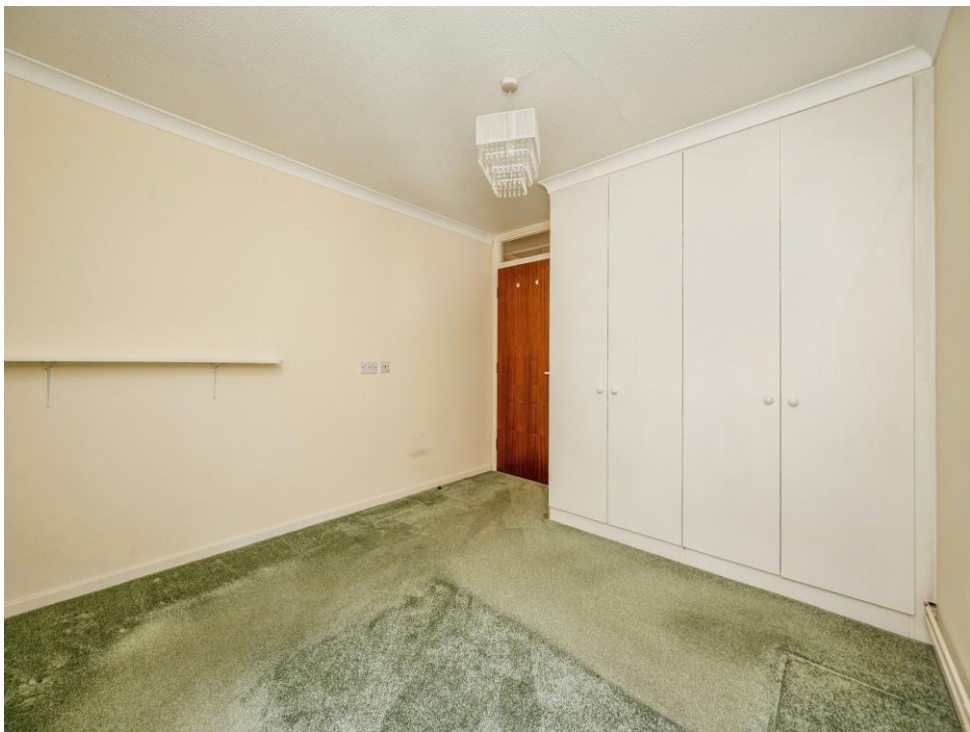
Bedroom Two

Having a double glazed window, radiator and carpet flooring.

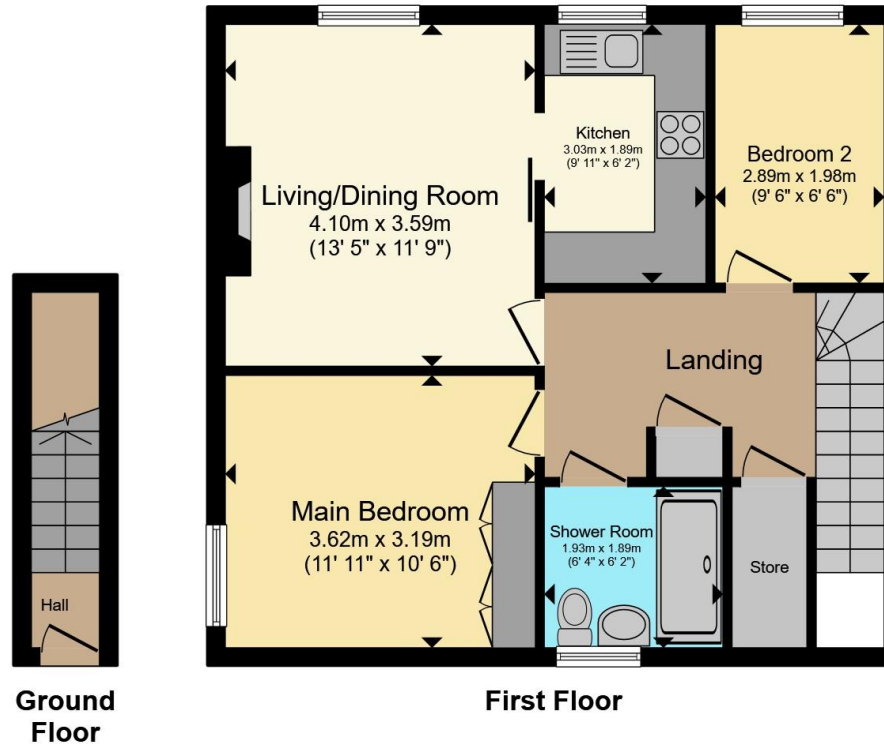
Shower Room

Fitted with a shower cubicle with electric shower, wash hand basin and W/C. Having tiling to the walls, double glazed obscure window, heated towel rail and vinyl flooring.









Total floor area 59.4 m² (639 sq.ft.) approx

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.propertybox.io



To view this property please contact Hall & Benson on

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E7 Park Farm Centre Park Farm Drive
DERBY DE22 2QQ

EPC Rating:
Awaited

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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