
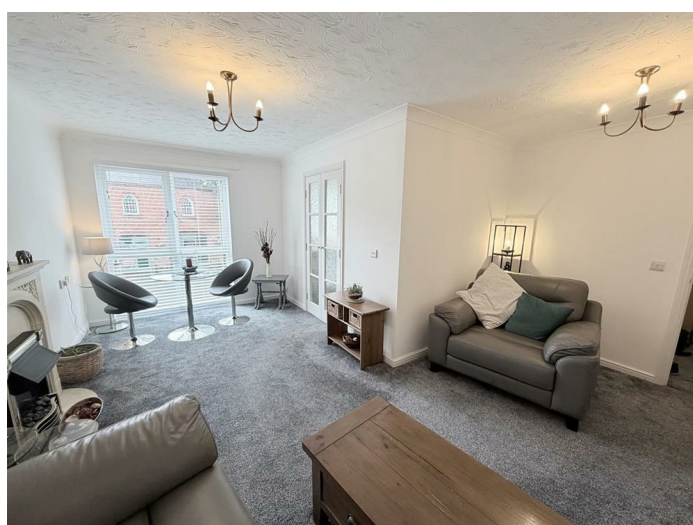


1 Bed Apartment

Price £75,950

 Kedleston Road, Derby, DE22 1FY




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EST. 2012
MY PAD GROUP

1 Bed Apartment

£75,950

 Kedleston Road, Derby, DE22 1FY

This well presented and modernised over 60s first floor apartment is located close to the sought-after Five Lamps area of Derby and is well decorated and stylish throughout. The property benefits from double glazing, residents' communal lounge, 24-hour call line with an on-site manager along with beautifully maintained communal gardens, viewing is highly advised!

The generous apartment offers an entrance hall, spacious lounge / dining room, modern fitted kitchen, generous double bedroom with fitted wardrobe and a well-appointed fitted bathroom.

The communal area offers a lift to all floors, residents' lounge, communal refuse storage and laundry room. To the rear of the property is communal parking, secure camera display building-entry and beautifully maintained communal gardens.

Hawthorn Court is conveniently situated close to local shops and amenities as well as having excellent road and public transport routes leading into Derby City Centre and with the A38 and A52 close by.

The property is sold leasehold. 125 years from 1st September 2002 with 101 years remaining. Council tax band B. Energy rating B. Service charge £1666.58 per half year from August to August. Ground rent £837.90 per annum.

Communal Entrance Hall

With staircase and lifts to all floors.

Reception Hall

Having regency style timber entrance door, full height storage cupboard and coving to ceiling.

Lounge/Dining Room 17'5" x 14'10" reducing to 8'8" (5.33 x 4.53 reducing to 2.66)



Having feature fire, television connection point, electric storage heater and UPVC double glazed picture window. Twin bulter doors lead to the:-



Kitchen 8'11" x 5'8" (2.73 x 1.73)



Having a range of wall and base cupboards, inset four ring ceramic hob with electric oven and grill, space for larder fridge and freezer and UPVC double glazed window to side aspect.

Bedroom 13'2" x 8'5" (4.02 x 2.59)




Having built in wardrobes, electric storage heater, television connection point and UPVC double glazed window.

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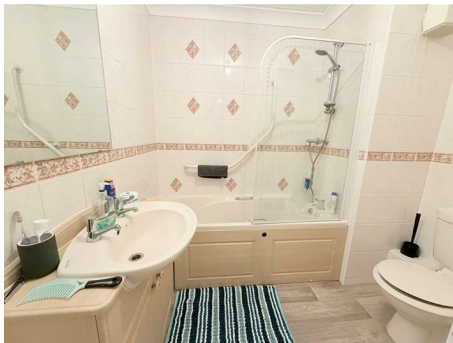
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Outside



Bathroom



The property occupies a delightful position, within manicured grounds with resident parking.

Having modern three piece suite with mains fed shower over bath, tiled walls, full height airing cupboard, wall mounted electric fan heater and extractor fan.




Communal Lounge



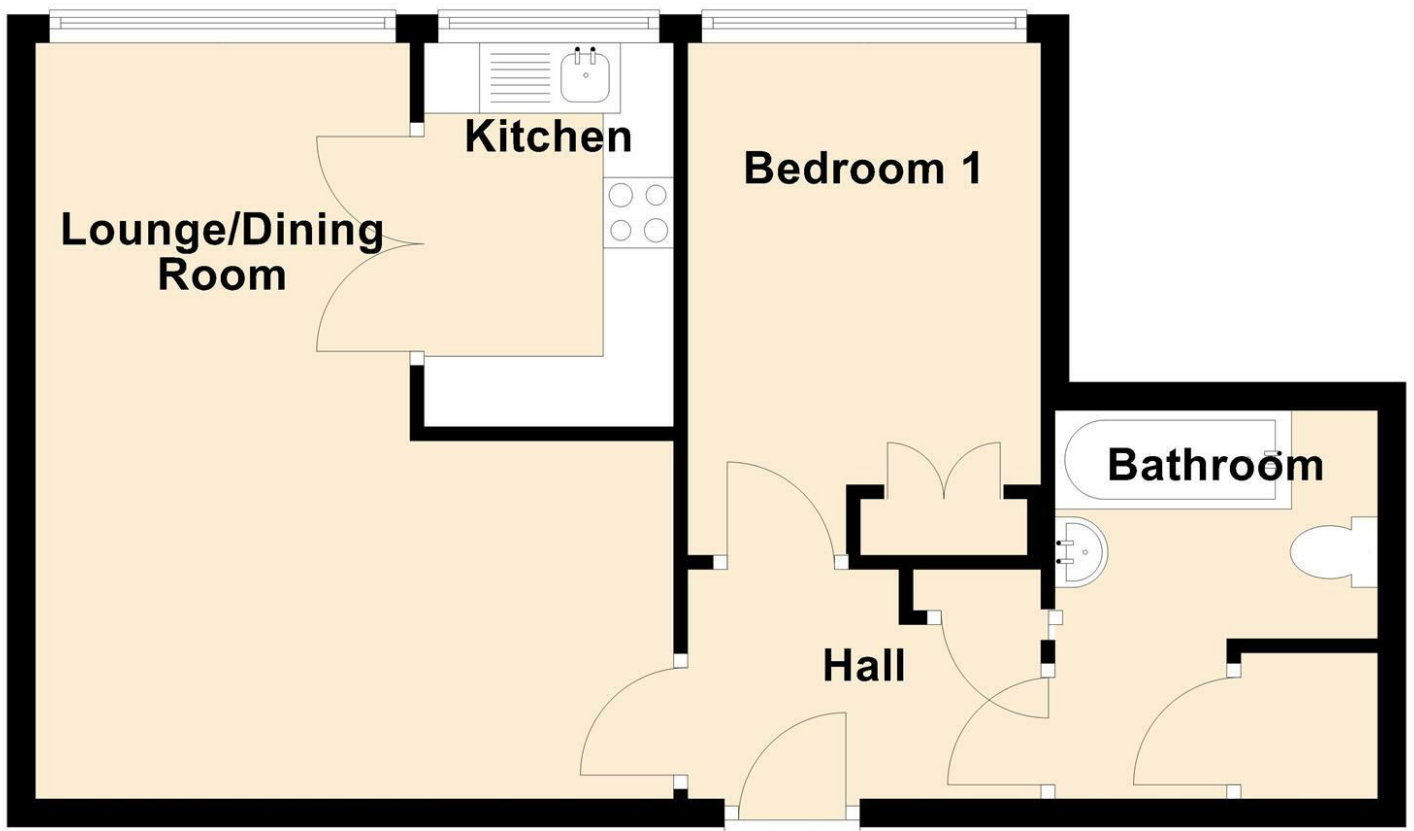
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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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