



# HOPKINS & DAINTY

ESTATE AGENTS



## Norbury Close, Derby, DE22 2QF

£69,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this fourth floor flat in a popular location, adjacent to The Park Farm shopping centre in Allestree.

The property has been LET and would suit a buy-to-let investor or first time buyer/someone wanting to downsize for low maintenance living.

The accommodation is accessed via a communal entrance with an intercom controlled door and a lift and stairs leading to each floor. Once inside the flat, there is an entrance hallway, fitted kitchen, lounge/diner which opens onto the balcony; double bedroom with built in wardrobes and the bathroom which has a three piece suite, including an over the bath shower.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Communal Entrance

The building is accessed via a communal entrance door which has an intercom system direct to the flat. There are stairs and a lift providing access to each floor.

### Private Hallway

With a built in airing cupboard housing the hot water cylinder, further storage cupboard and doors leading off.

### Lounge/Diner 13'6" x 10'4" (4.12 x 3.16)



Spacious living room with a single glazed window and single glazed door opening onto the balcony.

### Kitchen 9'2" x 6'5" (2.80 x 1.98)



With a fitted range of base and wall units with work surfaces. Inset sink and drainer with a mixer tap and tiled splashbacks. There is a built in electric oven, hob and hood, along with space for a washing machine and fridge/freezer. Serving hatch to the lounge.

### Balcony

Providing an outdoor seating area with views across the city.

### Bedroom 11'4" x 9'4" (3.46 x 2.86)



Double bedroom with built in wardrobes and a single glazed window.

### Bathroom 6'5" x 5'5" (1.97 x 1.66)



Three piece suite comprising bath with an electric shower over, wash hand basin and WC. Tiled walls an electric fan heater and extractor vent.

### Lease Details

This property is leasehold. We are informed the lease runs for 199 years from 1987 and there is a service charge in the region of £1,900 every 6 months; along with the ground rent of £20 a year.

We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### Contents Included In The Sale

We are informed that the following contents are included:- Sofa, Coffee table, Dining table, TV, DVD player and stand, along with the units either side of the sofa. The bed and bedside tables. Washing machine and Fridge/freezer.

Please be aware that we have not tested any of the appliances, so cannot guarantee they are in working order.

### **Important Information**

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

## Floor Plan

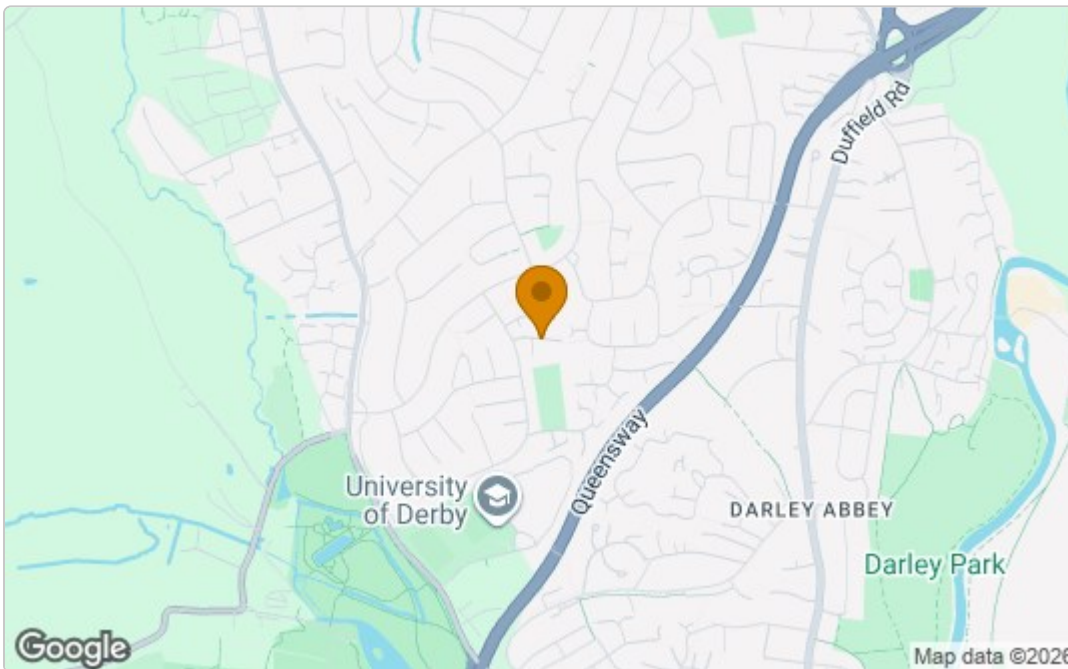
Approx. 38.3 sq. metres (411.9 sq. feet)



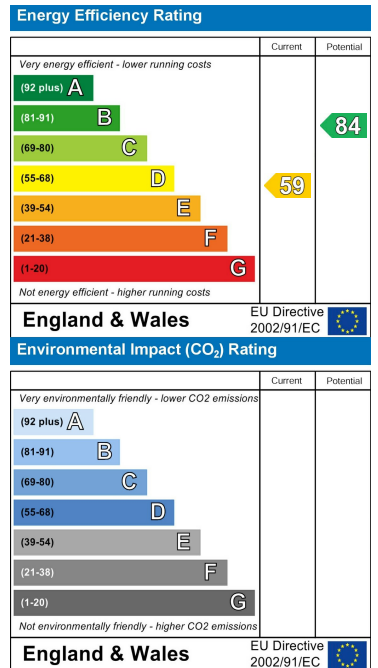
Total area: approx. 38.3 sq. metres (411.9 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.