



**The Dovedales, Mickleover Derby DE3 0XL**

**welcome to**

**The Dovedales, Mickleover Derby**

**\*\*OVER 55'S RETIREMENT APARTMENT IN MICKLEOVER\*\***

Don't miss your opportunity to purchase this two-bedroom, ground floor apartment in the popular retirement complex of The Dovedales in Mickleover, boasting plentiful accommodation, communal parking, and communal gardens.



### **Entryway**

The secure communal lobby and corridor is accessed by a key-fob, and leads to the private front door to access the apartment.

### **Entrance Hall**

Upon entry through the front door, the entrance hallway provides access to the bathroom, lounge/dining room and the two bedrooms. Finished with carpeted flooring, a wall-mounted electric heater, and a full-height storage cupboard.

### **Lounge Diner**

19' 7" x 9' 4" ( 5.97m x 2.84m )

Well-presented lounge diner featuring a fireplace, finished with carpeted flooring, a radiator, double-glazed box-bay window to the front and an archway leading to the kitchen. A great space for family dining.

### **Kitchen**

6' 4" x 7' 2" ( 1.93m x 2.18m )

Fitted kitchen comprising of wall, base and drawer units, with an integrated electric hob, overhead extractor hood, oven, fridge/freezer and sink. Finished with vinyl flooring.

### **Bedroom One**

11' 7" x 9' 5" ( 3.53m x 2.87m )

Double bedroom finished with carpeted flooring, fitted wardrobes, a wall-mounted electric heater and double-glazed window to the front.

### **Bedroom Two**

7' 3" x 8' 7" ( 2.21m x 2.62m )

Double bedroom finished with carpeted flooring, a wall-mounted electric heater and double-glazed window to the front.

### **Bathroom**

Three-piece suite comprising of a wash-hand basin, low-level w/c and double-shower. Finished with vinyl flooring, part-tiled walls, mobility aid handles and cabinet storage cupboards.

### **External**

Externally, the apartment benefits from plentiful communal parking reserved for residents and their visitors, a communal rotary washing line area, and beautifully maintained, wrap-around communal gardens.



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## The Dovedales, Mickleover Derby

- OVER 55'S RETIREMENT COMPLEX
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LARGE LOUNGE DINER
- ARCHWAY THROUGH TO KITCHEN

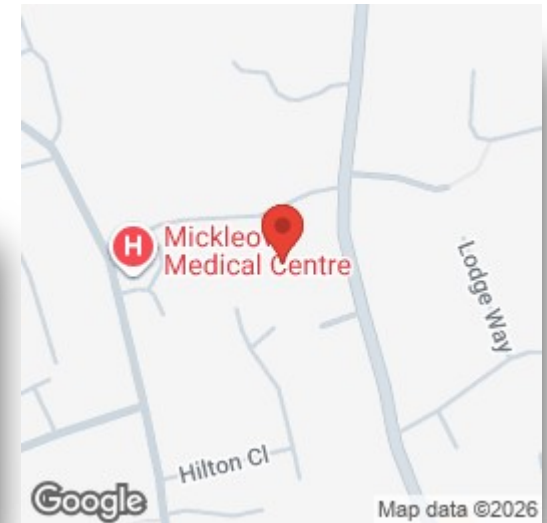
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 4500.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109250 - 0006

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