

Victoria Drive, Woodville, Derbyshire, DE11 8DY  
£110,000





\*\*\*\* IMPRESSIVE GROUND FLOOR APARTMENT \*\*\*\* Located in a block of just 3 apartments and benefitting from a communal garden and allocated parking. Secure entrance into a communal hall, private entrance hall, lounge and fitted kitchen, double bedroom with built in wardrobes and a bathroom. Offered for sale with no upward chain and immaculate throughout.



## COMMUNAL HALL

Secure entrance door into the communal hall with the door into the communal garden and door into the apartment.

## ENTRANCE HALL

Two storage cupboard, UPVC double glazed window, radiator and doors too -

## LOUNGE

Feature fireplace, radiator, 2UPVC double glazed windows and open through to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drain the unit. Fitted oven and hob with extra extractor, integrated fridge and UPVC double glazed window.

## BEDROOM

Built-in wardrobes, radiator and a UPVC double glazed window.

## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin and a radiator.

## OUTSIDE

Communal garden with lawn and deck patio shared between the three apartments. Rear gate to the allocated parking space.

## LEASE INFO

Lease length : 105 years

Ground rent : £125 per year

Service charge: £1900 per year



ABODE







### Hallway

3.44 x 1.09 m  
11'3" x 3'6"

### Bathroom

2.08 x 1.94 m  
6'9" x 6'4"

### Kitchen

2.58 x 1.95 m  
8'5" x 6'4"

### Bedroom

3.44 x 3.51 m  
11'3" x 11'6"

### Lounge

4.77 x 4.14 m  
15'7" x 13'6"



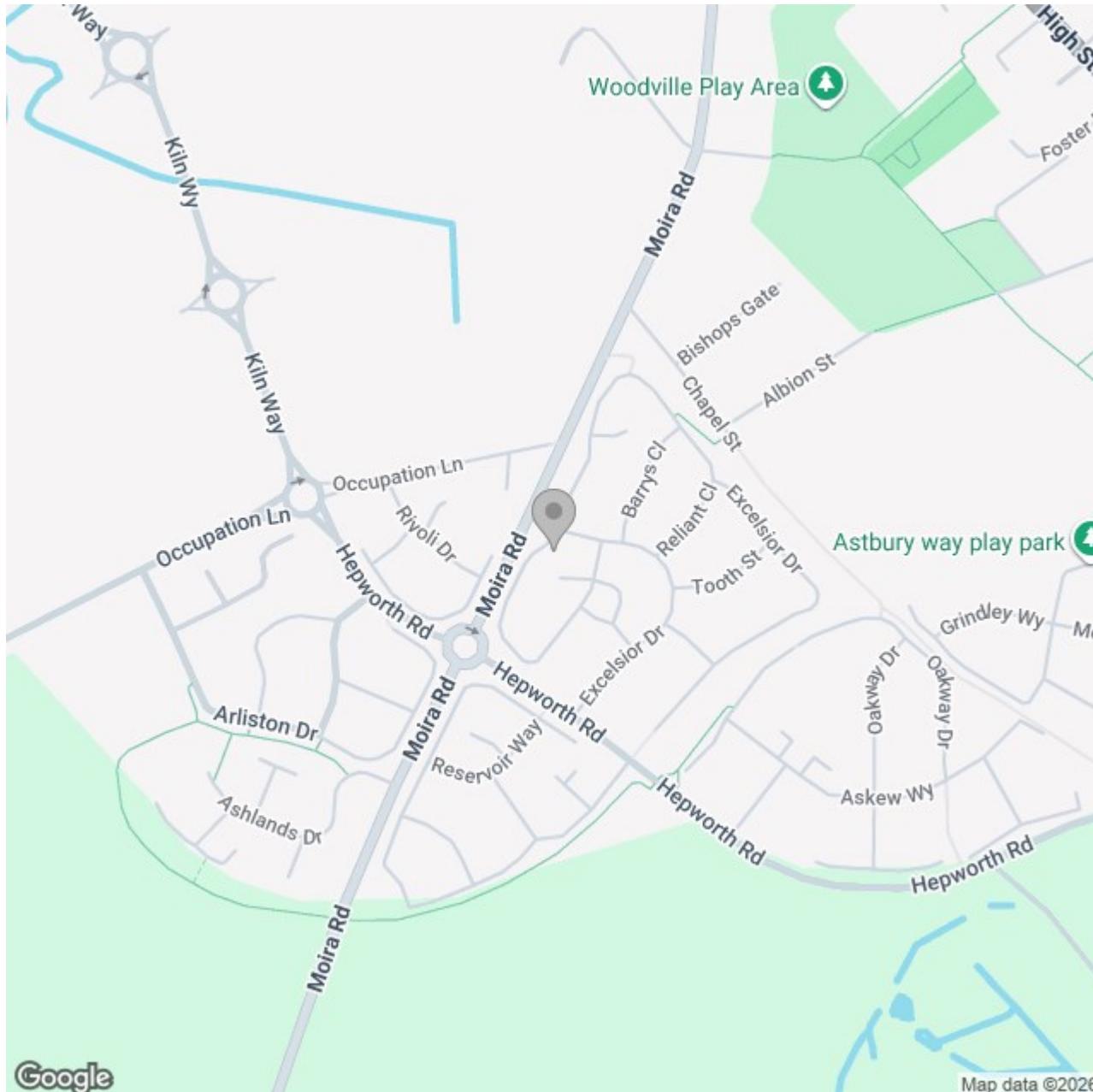
Approximate total area<sup>(1)</sup>

48.6 m<sup>2</sup>  
524 ft<sup>2</sup>

(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.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	