1 Bed Flat/Apartment

5, Darley Park House New Road, Darley Abbey, Derby DE22 1JL
Offers Around £100,000 Leasehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- First Floor Apartment
- Ideal for First Time Buyer or Investment Purposes
- Close to Darley Park & Darley Abbey Mills
- Gas Central Heating & Double Glazing
- Lounge/Dining Room & Kitchen
- One Double Bedroom & Bathroom with Shower
- Communal Gardens & Grounds
- Benefits from a Garage
- No Chain Involved
- A Wonderfully Positioned Apartment Offered For Sale in Highly Sought After Village Location

A ONE-BEDROOMED FIRST-FLOOR APARTMENT, in the highly desirable and historic residential location of Darley Abbey village, well served by local amenities and close to Darley Park.

A first-floor self-contained apartment in a purpose-built block, offering a highly affordable entry into the property market. The property provides a easily-maintained accommodation, comprising; private entrance hall, lounge/dining room, kitchen, bedroom, and bathroom, together with the additional benefit of a single garage. The apartment block is accessed via a security entrance door, with communal halls, stairs, landings, and grounds.

Note To Purchasers - The proposed sale of the apartment is intended for owner-occupation, and we understand that any potential investor looking to let-out the property, would need to obtain permission from the freeholders after they have completed the sale.

The Location

Accommodation

Communal Entrance Hall
With stairs leading to apartment.

Entrance Hall
7'5" x 3'6" (2.28 x 1.07)
With entrance door and built-in storage cupboard.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Lounge/Dining Room

16'6" x 10'4" (5.03 x 3.15)

With fitted fireplace, radiator and double glazed window.

Kitchen

8'8" x 7'4" (2.65 x 2.26)

With one and a half stainless steel sink unit with mixer tap, wall and base cupboards, built-in four ring gas hob, built-in electric fan assisted oven, plumbing for automatic washing machine, central heating boiler and double glazed window.

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Double Bedroom One

14'11" x 8'3" (4.57 x 2.54)

With radiator and double glazed window.

Bathroom

7'9" x 4'11" (2.37 x 1.51)

With bath with shower, pedestal wash handbasin, low level WC, tile splashbacks, radiator, built-in cupboard and double glazed window.

Communal Gardens & Grounds

There are well-kept communal gardens and grounds laid to lawn with shrubs and plants.

Garage

The apartment benefits from a single garage.

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Tenure

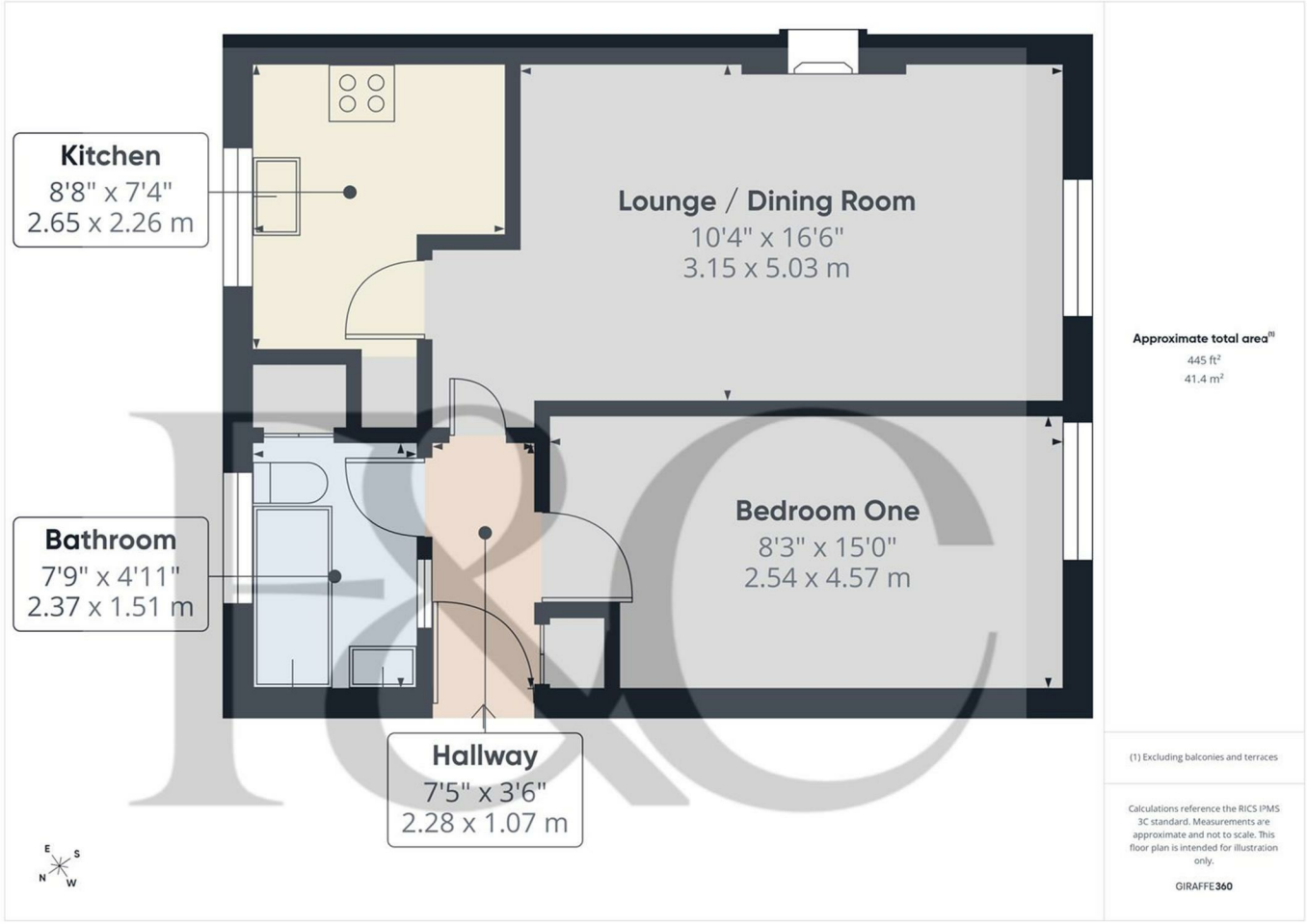
Freehold with lease – Flat owners are members of the company who owns the lease. We understand the property is held leasehold, on a 999-year lease from 29th September 1973, with a current estimate service charge of £75 (seventy-five pounds) per calendar month (pcm).

Directions

When leaving Derby city, proceed north along the A6 Duffield Road, and after passing the Broadway traffic island turn right for Darley Abbey village into Mileash Lane, following the road round to the left into Abbey Lane before turning right into Old Lane, and right again before the river into Darley Street, Thereafter, turn right into New Road, before finding Darley Park House on the right-hand side.

Council Tax Band - A

Derby City



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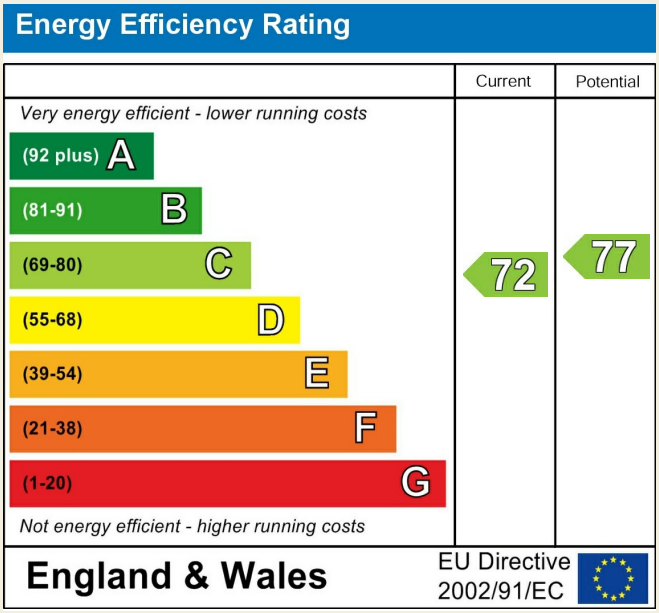

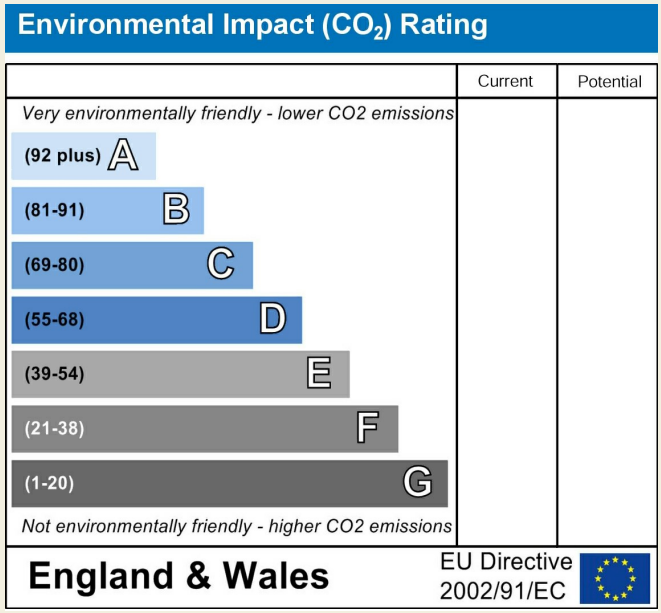

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