Fletcher & Company

Hawthorn Court Kedleston Road, Derby, DE22 1FY

£94,000

Leasehold



- No Upper Chain
- Spacious Ground Floor Apartment
- Delightful Communal Gardens
- Residents Only Parking
- Resident's Lounge & Laundry Facility
- Entrance Hall with Useful Storage Cupboard off
- Lounge/Dining Room with Kitchen off
- Two Spacious Bedrooms & Shower Room
- Emergency Care Line
- Easy Access to City Centre





Summary

This is a particularly spacious, ground floor, two bedroom, over 60s apartment in a highly convenient location, just off Five Lamps on Kedleston Road.

The property is sold with the benefit of no upper chain and features a 24 hour care line, fabulous communal hallway with resident's lounge, laundry room, beautiful communal gardens and residents only parking.

The property itself features an entrance hall, spacious lounge/dining room with kitchen off, two bedrooms and a well-appointed shower room.

The Location
The property's location on Kedleston Road allows easy access into the centre of Derby and a full range of amenities with a regular bus service running along Kedleston Road. Amenities nearby include a supermarket, post office, barbers, restaurants, cafes, pubs and easy access to beautiful Darley Park.

Accommodation

Communal Hallway
With resident's lounge off and laundry room.

Resident's Lounge







Apartment

Inner Hallway
11'3" x 5'7" (3.44 x 1.72)
With useful storage/utility cupboard.

Spacious Hallway
With electric heater, emergency pull cord and door to utility/cupboard.

Lounge/Dining Room
20'0" x 11'0" (6.12 x 3.37)
Featuring a fireplace with an electric fire, window to side and door to communal gardens including a patio area.



Kitchen
8'3" x 7'6" (2.52 x 2.31)
Comprising granite effect worktops, inset sink unit, tiled surrounds, fitted base cupboards and drawers, complementary wall mounted cupboards, electric hob with extractor hood over, built-in oven, built-in fridge, appliance space suitable for dishwasher and window to side.



Bedroom One
17'3" x 8'11" (5.26 x 2.73)
Having an electric heater, recess ideal for bed/wardrobe and two windows.



Bedroom Two

13'6" x 8'8" (4.13 x 2.65)

With an electric heater, built-in wardrobe and window to rear.





Shower Room

6'8" x 5'6" (2.05 x 1.70)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, double shower cubicle and tiled surrounds.



Outside

The property is set within attractive communal gardens with pleasant places to sit. There is ample residents parking facility.







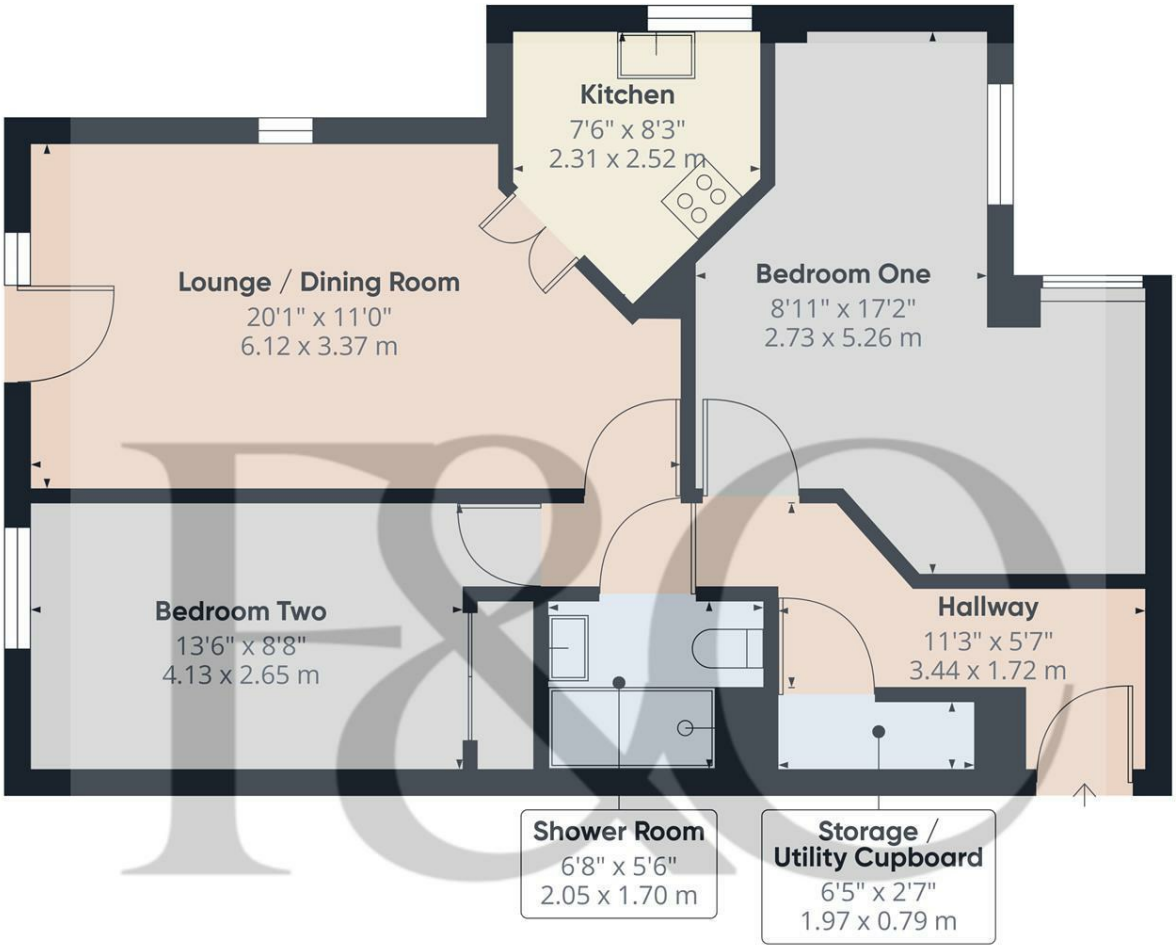
Tenure & Management Fees

The property is Leasehold and has a term of 125 years from 2002.

Please note, we have been informed by the vendor that there is an annual estate service charge of £5,300 and an annual ground rent charge of £900. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band C





Approximate total area(1)

684 ft²

63.5 m²

(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.

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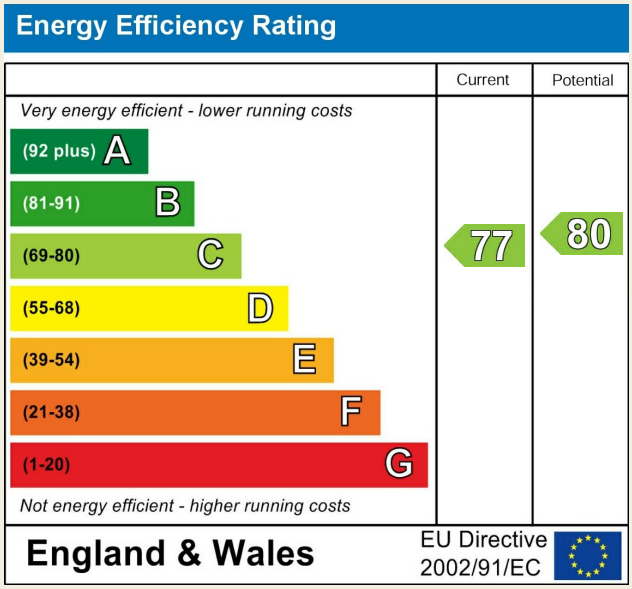

Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

Flat 10
Hawthorn Court Kedleston Road
Derby
DE22 1FY

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