

2 Bed Flat - Retirement

Price £62,500

 Ticknall Walk, Sunnyhill, Derby, DE23 1TX



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This well maintained ground floor apartment is situated within a conveniently located over 55's development, which is a short walk from local shops and amenities. Gas central heating together with UPVC double glazing. The accommodation briefly comprises; entrance hall, open plan lounge/dining room, fitted kitchen, one double bedroom, one single bedroom and a shower room. There is also allocated parking for one vehicle. Please note, this is a 70% shared ownership property.

This development has a minimum and maximum ownership element of 70%. There is NO rental element. Potential buyers must meet Old Persons Shared Ownership (OPSO) criteria, meaning a minimum age of 55 and an ability to afford service charge costs. Buyers are liable to pay the housing association a £250 + vat administration charge and £180 + vat for the management pack. There is also a "sinking" fund of 1% payable for every year/part year the property is owned for. The service charge is £165.43 pcm. Energy rating C.

Reception Hall

Having UPVC opaque double glazed entrance door, radiator and full height storage cupboard.

Lounge/Dining Room 21'11" x 9'9" reducing to 6'8" (6.69 x 2.98 reducing to 2.04)



Having two radiators, television and BT connection points and UPVC double glazed windows to both front and rear aspects.



Fitted Kitchen 9'6" x 5'11" (2.90 x 1.81)



Having a range of high gloss fitted wall, base and drawer units with inset stainless steel four burner gas hob, electric oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, Worcester wall mounted combination gas boiler, space for fridge freezer and UPVC double glazed window to front aspect.

Bedroom One 12'11" x 8'11" (3.94 x 2.73)



Having a recessed built in full width

wardrobe, radiator and UPVC double glazed window to front aspect.



Bedroom Two 9'7" x 6'3" (2.93 x 1.92)



Having a BT connection point, radiator and UPVC double glazed window to front aspect.

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Shower Room



Having white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in wet area with mains fed shower, complimentary ceramic part tiled walls, radiator and UPVC opaque double glazed window to rear aspect.

Outside

Communal gardens with allocated car parking space and recessed brick store.

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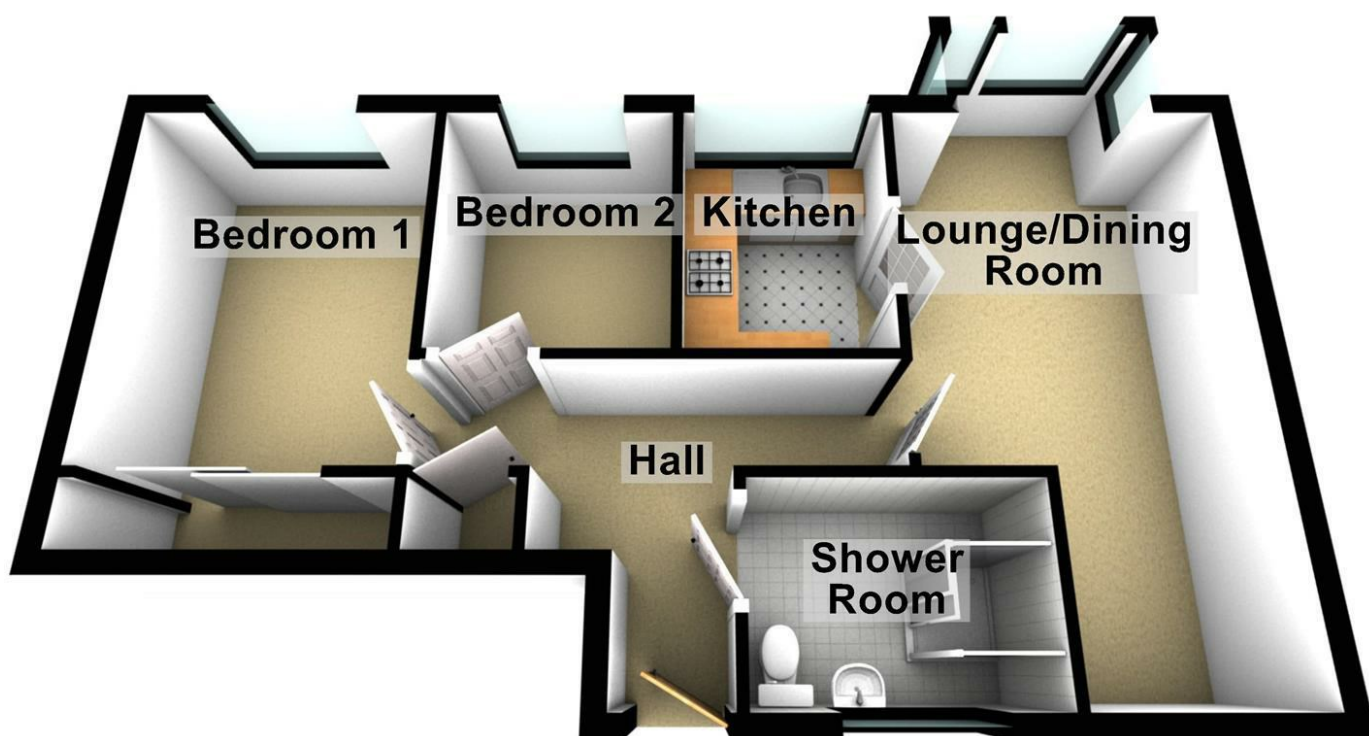
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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32-35) A			
(27-31) B		76	77
(22-26) C			
(15-21) D			
(9-14) E			
(2-8) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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