Fletcher & Company

27 Kedleston Road, Derby, DE22 1FY

Price £88,000
Leasehold



- Second Floor Over 60s Apartment
- Larger Than Average
- Fabulous Communal Facilities
- Residents Parking
- Entrance Hall
- Spacious Lounge/Dining Room with Kitchen off
- Two Good Sized Bedrooms
- Bathroom
- Viewing Recommended
- Leasehold Property





Summary

A larger than average, second floor, two bedroom apartment for the over 60s in a highly convenient location.

The property is within a Mcarthy & Stone development and is set within attractive communal gardens whilst benefitting from multiple residents only parking spaces. There is a communal entrance hall with resident's lounge off and laundry room as well as a house manager on site during the day. The block benefits from lifts to all floors and number 35 is located on the second floor.

Currently sold with no upper chain the property features an entrance hall and spacious lounge/dining room with kitchen off. There are two spacious double bedrooms and a bathroom. The property benefits from a 24 hour care line.

The Accommodation

The Location

Secure Communal Entrance Hall
With resident's lounge and laundry room off. There are lifts to all floors.

Entrance Hall
18'2" x 1'3" (5.56 x 0.391)
An entrance door provides access to hallway with useful storage room off and emergency pull cord.

Spacious Lounge/Dining Room
23'2" x 10'6" (7.08 x 3.21)
Featuring a fireplace incorporating electric fire, two electric heaters, decorative coving, double glazed windows to front overlooking communal garden and double doors to kitchen.







Kitchen

8'3" x 7'7" (2.53 x 2.32)

Comprising granite effect worktop, tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with extractor hood over, built-in oven, appliance based suitable for fridge and freezer, decorative caving and double glazed window to front.



Bedroom One

14'2" x 9'1" (4.33 x 2.77)

With electric heater, fitted wardrobe with mirrored doors, fitted coving, emergency pull cord, double glazed window to front and door to spacious walk-in storage room.





Bedroom Two
18'4" x 9'1" (5.60 x 2.78)
Having an electric heater, decorative coving and double glazed window to front. Good size storage area.



Shower Room
6'9" x 5'6" (2.08 x 1.69)
Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, good sized shower cubicle, towel radiator and emergency pull cord.



Outside

The property is set within attractive, well-kept, communal gardens to both front and rear. There is also ample residents only parking.

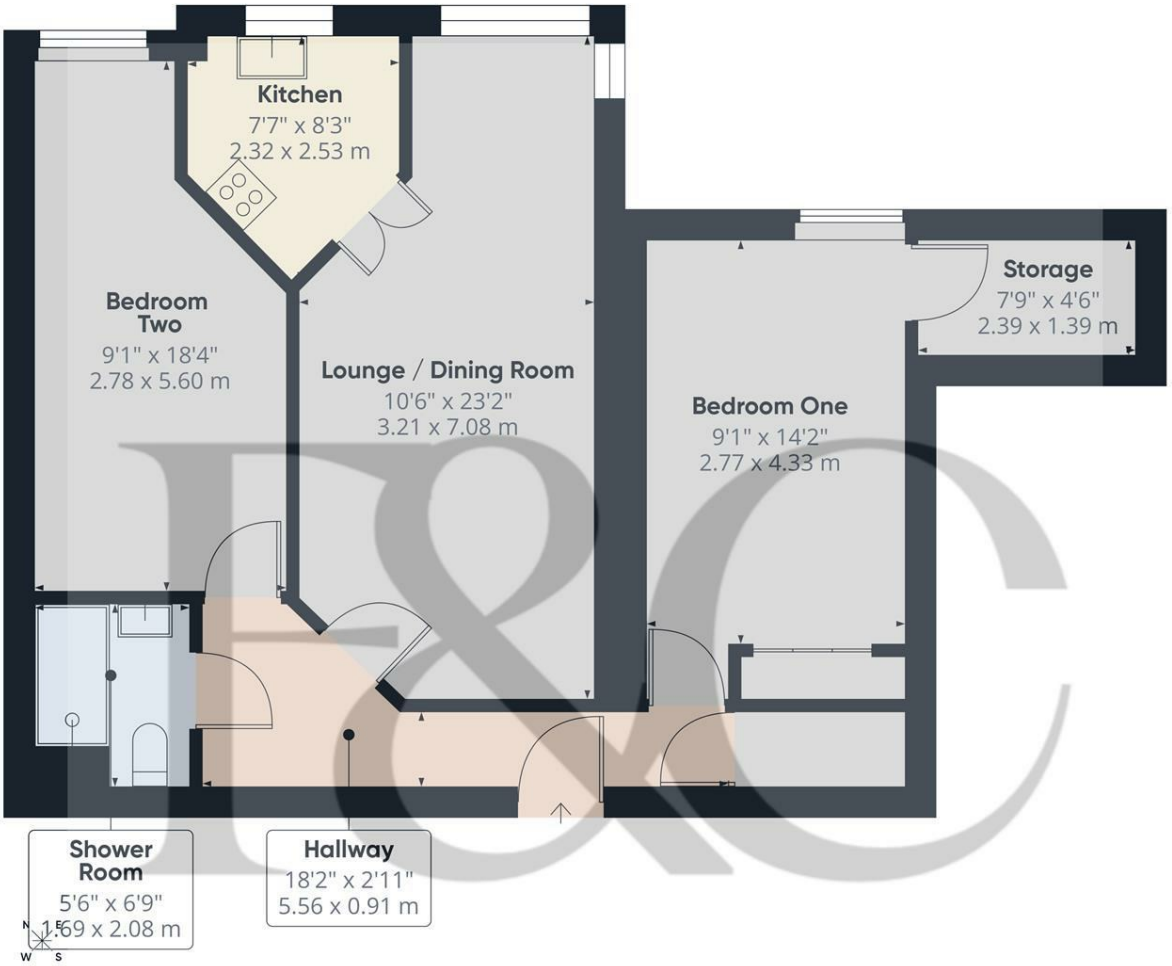




Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £5006. There is also an additional ground rent of £975.63. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band C



Approximate total area(1)

718 ft²

66.7 m²

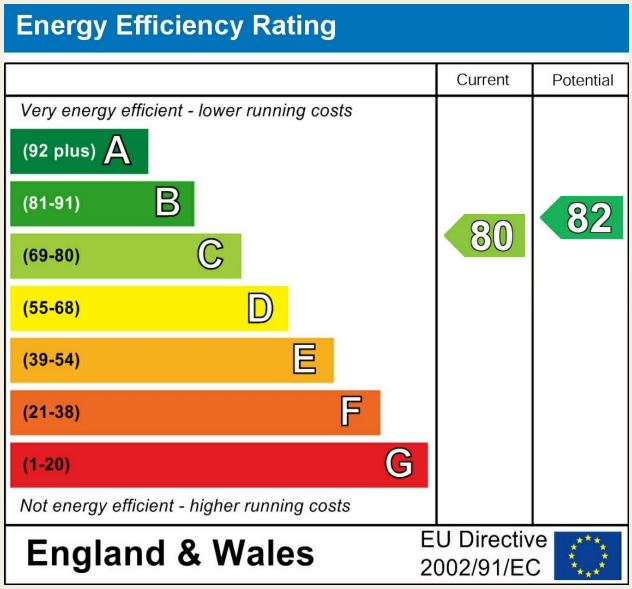
(1) Excluding balconies and terraces

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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Tenure: Leasehold