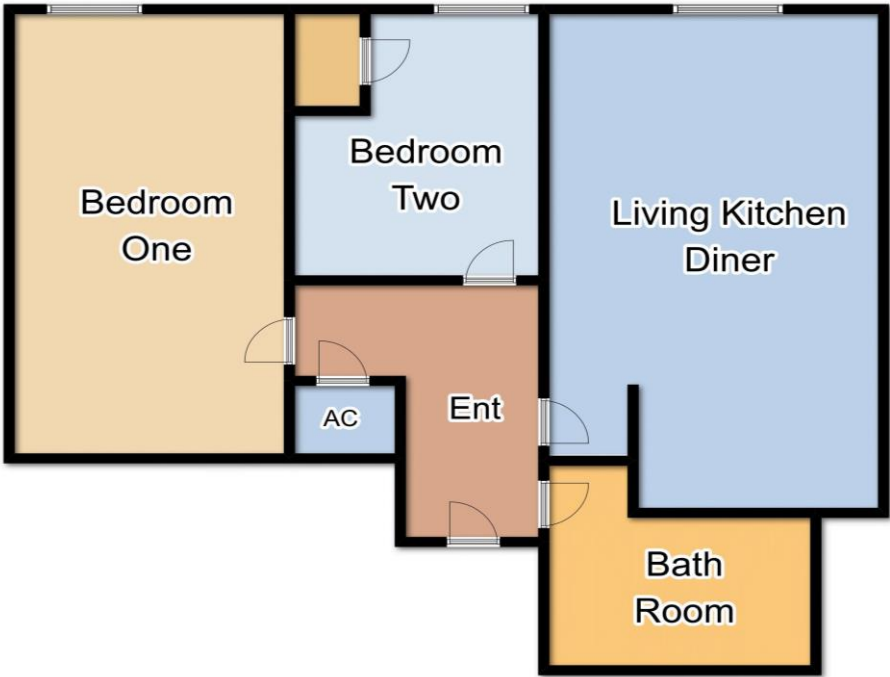




Directions

From the offices of Hannells Estate Agency in Mickleover, turn right onto Uttoxeter Road towards Derby City Centre. Proceed over the roundabout at the Royal Derby Hospital, continuing towards the City Centre. After some distance, the subject property can be located on the left hand side (on the corner of Albany Road).



View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: www.hannells.co.uk
E: mickleover@hannells.co.uk
T: 01332 540522

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

18 Great Willow Court, Derby, DE22 3JA | £120,000 (Leasehold)

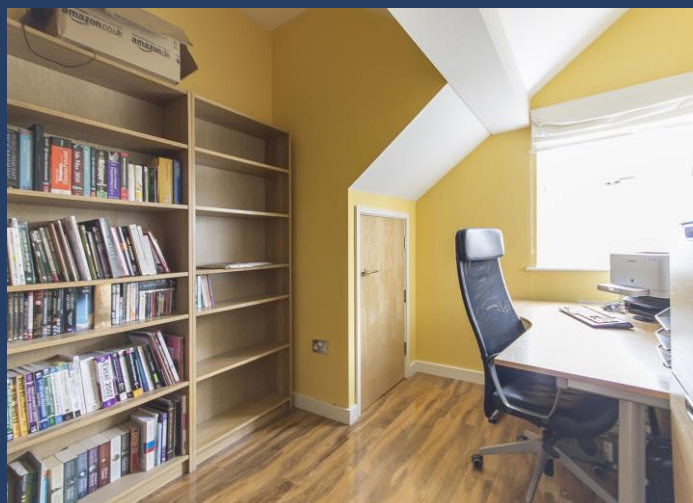
A luxurious and beautifully presented top floor apartment located within an exclusive, gated development that is sure to impress. Boasting open plan living dining kitchen, two bedrooms, modern bathroom suite, allocated parking space and has easy access to the Derby City Centre and The Royal Derby Hospital. This is one not to miss out on. Call today to view!

- Ideal For First Time Buyers Or Investment Opportunity
- Living Kitchen Diner
- Two Bedrooms
- White Piece Bathroom Suite
- Epc Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



18 Great Willow Court, Derby, DE22 3JA | **£120,000 (Leasehold)**

A Moving Experience

www.hannells.co.uk | mickleover@hannells.co.uk | 01332 540522

Full Description

Hannells Estate Agents are delighted to offer a luxurious and stylish top floor apartment which occupies a position within an exclusive and private gated development.

Enjoying the benefits of uPVC double glazing and being convenient for Derby City Centre, the accommodation briefly comprises; entrance hallway, open plan living area with lounge, dining space and a contemporary, attractive fitted kitchen. There are two bedrooms and a modern three piece bathroom suite.

Outside, there is a secure courtyard which also gives access to a single allocated parking space to the property.

Great Willow Court lies convenient for a variety of local amenities to include shops and regular public transport. An internal inspection is essential in order to truly appreciate the standard of accommodation on offer.

Measurements & Details

Entrance Hall:

Having a wooden door to the front elevation, an airing cupboard with hot water cylinder, laminate flooring, electric wall heater and entry com system.

Open Plan Living Kitchen Diner : 20' 10" x 12' 5" (6.35m x 3.78m) Max

Having uPVC double glazed window to the rear elevation, television point, telephone point, electric wall heater, a range of kitchen units comprising; wall base and drawer units, laminated roll top work surface, tiled splash backs, stainless steel sink and drainer with mixer tap, built in electric oven, inset electric hob with extractor fan over, integrated fridge, integrated freezer, space and plumbing for washing machine, three glazed Velux skylights and laminate flooring.

Bedroom One : 18' 0" x 10' 2" (5.48m x 3.10m)

Having a uPVC double glazed window to the rear elevation, electric wall heater and laminate flooring.

Bedroom Two : 11' 0" x 9' 2" (3.35m x 2.79m) Max

Having a uPVC double glazed obscure window to the rear elevation, electric wall heater and laminate flooring.

Bathroom : 9' 10" x 8' 8" (2.99m x 2.64m) Max

Having a contemporary white three piece suite with wall mounted hand wash basin with mixer tap, low level WC with concealed cistern, panelled bath with direct shower over, shaver point, electric towel radiator, tiled flooring and partly tiled walls.

Outside :

The property is accessed through a shared gated entrance which leads to the private courtyard with a pleasant communal garden area and allocated parking for one vehicle as well as allocated visitor parking.



www.hannells.co.uk | mickleover@hannells.co.uk | 01332 540522