Fletcher & Company

3A Greenway Drive, Littleover, DE23 4YN

50% Shared Ownership £90,000

Leasehold

- 50% Shared Ownership Residence
- Popular Residential Location
- No Upward Chain
- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Lounge & Kitchen
- Two First Floor Bedrooms & Shower Room
- Enclosed Rear Garden
- Allocated Parking Space

Summary

This is an excellent opportunity to acquire a 50% shared ownership, two bedroom, midtown-house occupying a sought after location on Greenway Drive in Littleover. The property is sold with the benefit of no upper chain and features double glazing and gas central heating and comprises entrance hall, fitted guest cloakroom, lounge/dining room to rear and fitted kitchen. The first floor landing leads to two bedrooms and a shower room.

To the rear there is an enclosed rear garden and to the front there is a lawned fore-garden. The property has the benefit of an allocated parking space, when looking at the property it is the fourth space from the right.

The Location

The property is located just off Burton Road which leads into Littleover village centre offering an excellent range of amenities including shops, restaurants, petrol station and a regular bus service into Derby City centre. There is a good range of schools in the locality including Littleover Community School and primary schools. The property also gives easy access to the A50 and A38 as well as the Royal Derby hospital.

Accommodation

Ground Floor

Entrance Hall

12'4" x 3'10" (3.78 x 1.17)
A UPVC double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

4'7" x 2'10" (1.41 x 0.87)
Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to front.

Lounge / Dining Room

13'8" x 12'0" (4.19 x 3.68)
Featuring a fireplace with decorative surround and electric fire, two central heating radiators, TV aerial point, telephone jack point, understairs storage cupboard and double glazed sliding patio doors to rear garden.

Kitchen

12'4" x 7'0" (3.78 x 2.15)
Comprising granite effect preparation surfaces with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, appliance spaces currently housing washing machine and tumble dryer (NOT INCLUDED IN THE SALE), central heating radiator, Baxi gas fired boiler and double glazed window to front.

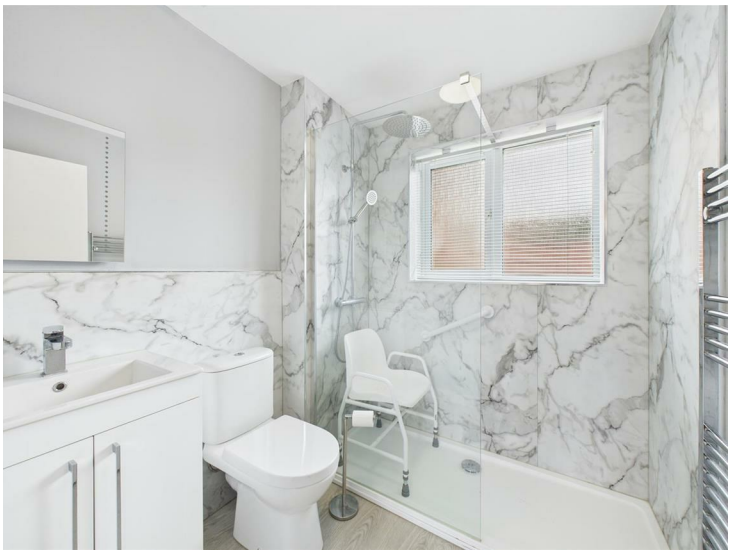
First Floor Landing

6'0" x 5'1" (1.85 x 1.56)
A semi-galleried landing with access to loft space.

Bedroom One
12'6" x 10'6" (3.83 x 3.22)
With central heating radiator, storage cupboard and double glazed window to front.

Bedroom Two
12'0" x 7'5" (3.67 x 2.27)
Having a central heating radiator and double glazed window to rear.

Shower Room
6'8" x 6'0" (2.05 x 1.85)
Appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, walk-in shower cubicle, chrome towel radiator and double glazed window to rear.



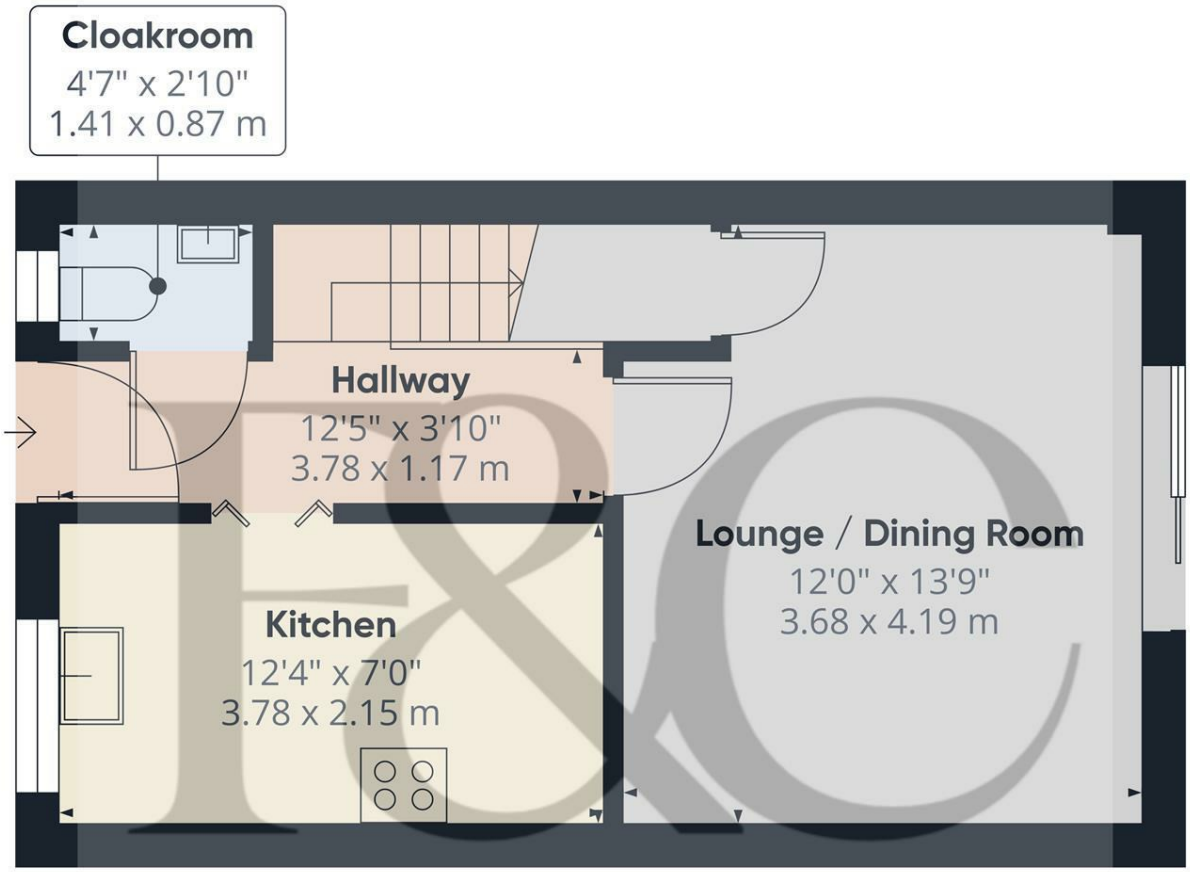
Outside

To the front of the property there is a lawn fore-garden and an allocated parking space (which is the fourth on the right hand side as you look at the property).
To the rear of the property is an enclosed lawn garden with herbaceous borders and pathway leading to a gate which gives access to the rear and side.

Tenure

The property is leasehold with a lease granted on the 31/07/2008 with a term of 125 years.
The property is a 50% ownership basis with rent payable to Amplius for the remaining 50%. The current amount is £236.11 plus building insurance of £5.38, a monthly service charge of £5.22 and a management charge of £25.95.

Council Tax Band B



Floor 0

Approximate total area(1)

333 ft²

31 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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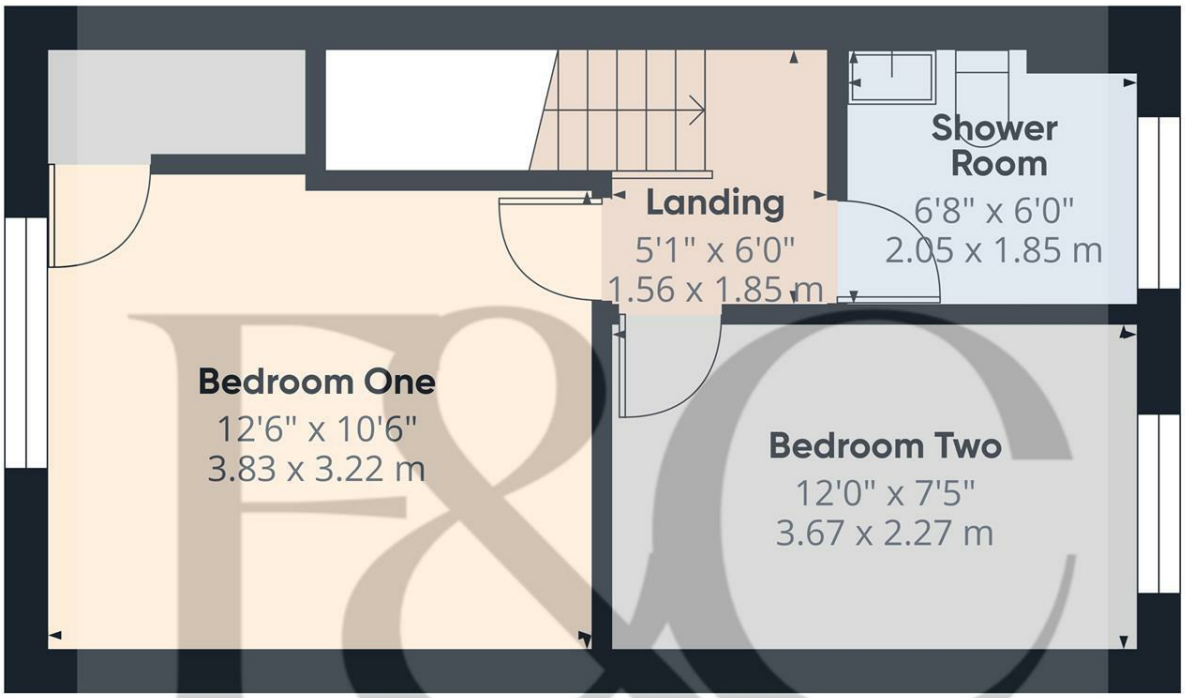

Floor 1

Approximate total area(1)

305 ft²

28.3 m²

(1) Excluding balconies and terraces

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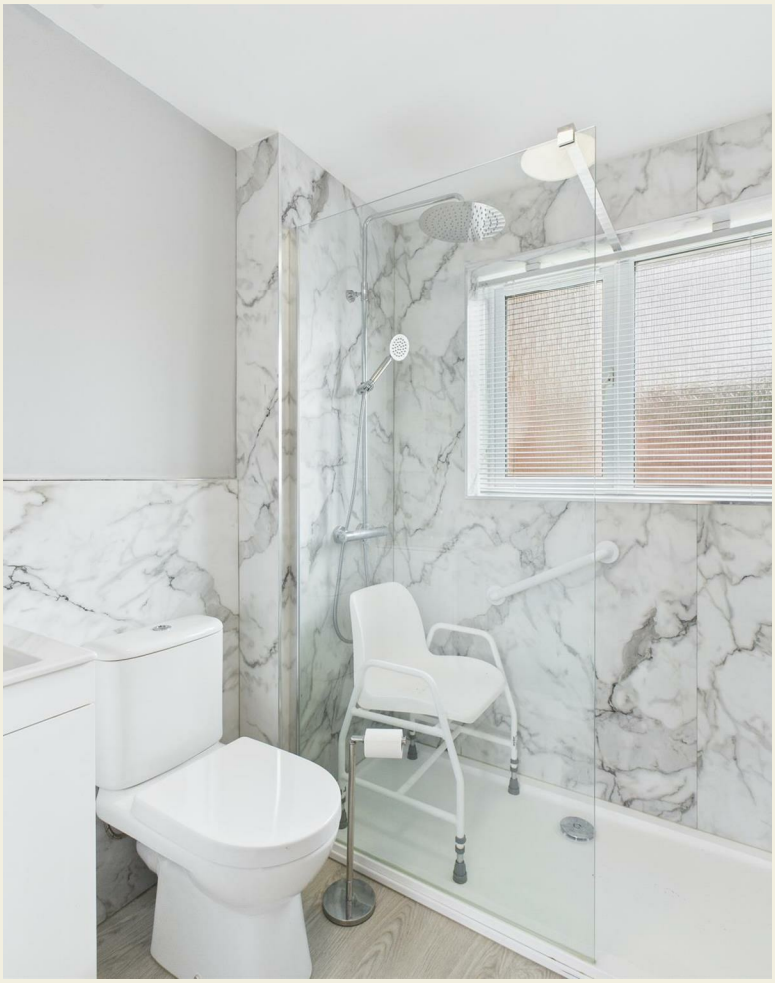
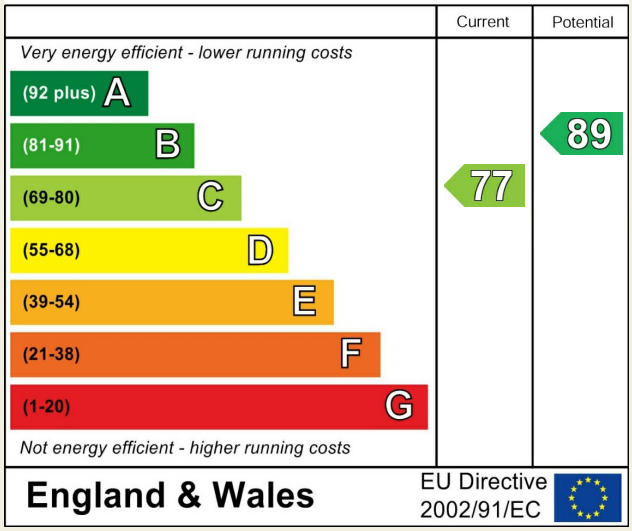


Energy Efficiency Rating



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3A Greenway Drive
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Council Tax Band: B
Tenure: Leasehold