



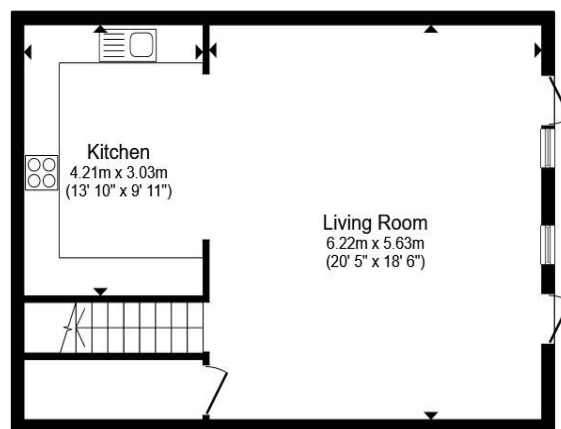
Garden Lodge Close, Derby, DE23 6DD

welcome to

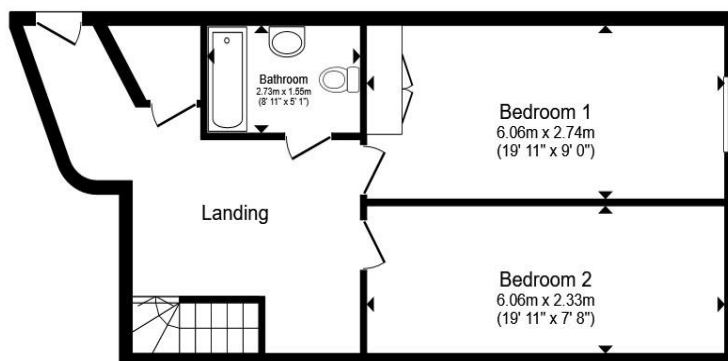
Garden Lodge Close, Derby

Discover the spacious, house-like feel of this unique two-bedroom duplex apartment, set in a prime location near Littleover village, Derby city centre, and the Royal Hospital. Offering the perfect blend of comfort, style, and convenience - Schedule a viewing today!





Ground Floor



First Floor

Total floor area 109.7 m² (1,181 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

Garden Lodge Close, Derby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Distinctive Duplex Design in a Prime Location
- Spacious Bedrooms with Contemporary Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2700.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000

This unique two-bedroom duplex apartment offers a house-like feel with spacious living spread across two floors, ideal for those seeking comfort and versatility in a highly desirable location. Positioned in a quiet, established residential area, this apartment benefits from proximity to Littleover village's high street, the Royal Derby Hospital, and easy access to Derby city centre.

Step inside from the communal hallway into a welcoming and generous reception area, which leads to two spacious bedrooms and a sleek, well-appointed bathroom. Both bedrooms offer ample space and natural light, creating restful spaces for relaxation. The contemporary bathroom is tastefully finished with modern fixtures, providing a touch of luxury.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121411



Property Ref:
DBY121411 - 0003

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