Fletcher & Company

7 Albany Lodge Bramble Drive, Derby, DE22 3ZB

Offers Over £185,000

Leasehold



- Over 55s Apartment
- Recently Constructed
- First Floor Accommodation
- Fabulous Communal Facilities
- Entrance Hall with Useful Utility Cupboard
- Lounge/Dining Room with Balcony & Kitchen off
- Double Bedroom & Well-Appointed Shower Room
- Residents Only Parking
- 24 Hour Careline
- Highly Convenient Location





Summary

This is a fabulous first floor, spacious, one double bedroom apartment ideal for the over 55s in an exclusive, recently constructed development.

The property is situated in a highly convenient location just off Kingsway and has access to pleasant communal gardens, ample residence only parking, fabulous communal facilities including a generous sized lounge with kitchen, dining room, library and a guest bedroom available for booking.

The apartment itself is set within a secure gated environment and provides a spacious entrance hall, generous sized lounge/dining room, kitchen with balcony off, double bedroom with fitted wardrobe, a well-appointed shower room and utility cupboard. The property is sold with the benefit of no upper chain.

There is a 24 hour careline as well as on-site house manager during working hours.

The Location

The property's convenient location offers easy access to Kingsway retail park, the A38 and A50, Derby City centre, a good range of facilities in Mickleover and easy access to the Royal Derby hospital. There is also a regular bus service into Derby.

Accommodation

Secure Communal Entrance Hall

With staircase to all floors as well as spacious ground floor communal lounge with fully fitted kitchen off, first floor dining room, second floor library and guest suite available for booking.

Entrance Hall

11'4" x 5'0" (3.46 x 1.54)

An entrance door provides access to hallway with useful cloak/utility cupboard.

Spacious Lounge/Dining Room
23'1" x 14'7" (7.04 x 4.45)
Having an electric heater, TV aerial points, picture window to side and double glazed French doors to balcony offering pleasant open view.
Please note: the lounge benefits from fitted blinds and curtains.







Kitchen

Featuring granite effect worktops with matching upstands, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, induction hob with extractor hood over, built-in oven and integrated fridge freezer.





Double Bedroom

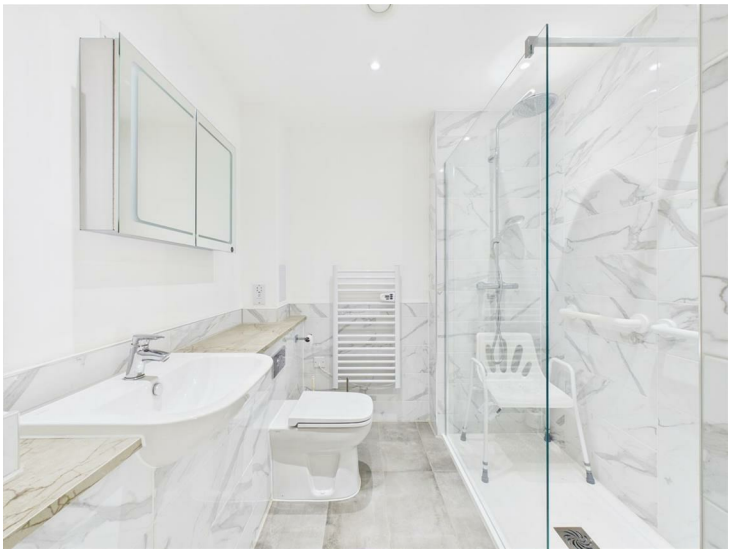
12'6" x 11'5" (3.83 x 3.48)

With electric heater, TV aerial point, fitted wardrobe with sliding mirrored doors and double glazed window to front.

Shower Room

7'2" x 5'10" (2.19 x 1.78)

Appointed with a low flush WC, vanity unit with wash handbasin and surround, spacious walk-in shower cubicle and radiator.



Outside

The property is set within attractive communal gardens which are maintained as part of the service charge.



Tenure & Service Charges

The property is leasehold with a lease of 999 years commencing from 1st January 2021.

There is an annual service charge of £2369. Should you proceed with the purchase of this property this must be verified by your solicitor. These annual service charges will be covered for the first two years.

Council Tax Band B



Approximate total area(1)

618 ft²

57.4 m²

Balconies and terraces

61 ft²

5.7 m²

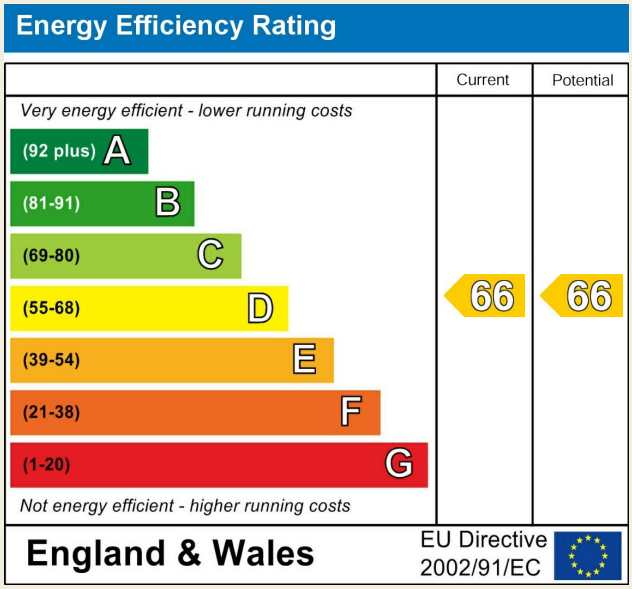
(1) Excluding balconies and terraces

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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