



Heritage Court Kedleston Close
Belper

Heritage Court Kedleston Close Belper DE56 1TZ

for sale
£140,000



Property Description

A fantastic opportunity to acquire a ground floor apartment within the popular retirement development of Heritage Court, offered with no upward chain and enjoying a superb position overlooking the beautifully maintained rear gardens, filled with mature trees, flowers and shrubs, with patio doors opening onto a delightful seating area ideal for relaxing and enjoying the surroundings; the apartment briefly comprises a private entrance hallway accessed via the communal hall, a spacious lounge diner with access to the rear, a fully fitted kitchen, a generous double bedroom with a fitted wardrobe, a well-appointed bathroom and ample storage throughout, whilst Heritage Court is renowned for its friendly atmosphere and central Belper location, offering excellent residents' facilities including a communal lounge, laundry room, in-house manager and guest suite, along with emergency pull cords and wearable alarms to provide a safe and supportive environment for independent living, with viewing highly recommended.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

With Entrance door from the communal

hallway, generous storage cupboard housing the water tank and electricity meter. Wall mounted electric heater and doors to;

Lounge

Lounge and Dining area with carpet flooring, wall mounted electric heater, patio door and window over looking the rear gardens and door to the kitchen.

Kitchen

The kitchen is fully fitted and with a range of matching wall and base units, roll top work surfaces incorporating a sink and drier unit and fitted appliances include an Electric oven, four ring electric hob, integrated and undercut fridge and freezer. The kitchen has a UPVC double glazed window to the rear garden and wall mounted electric heater.

Bedroom One

A generously sized double bedroom with a UPVC double glazed window, carpet flooring, wall mounted electric heater and generous fitted wardrobe for storage.

Bathroom

Fitted with a panelled bath with shower over, vanity hand wash basin and a low level WC with tiled splashbacks.

Communal Garden

The patio door leads to the communal gardens, a private patio area is situated directly outside the door to enjoy the surroundings.

Residents Facilities

Residents have use of a communal lounge often with organised coffee mornings or activities. The wonderful and well maintained gardens, laundry room inclusive, guest suite, on site car park, careline alarm system and an in-house manager.

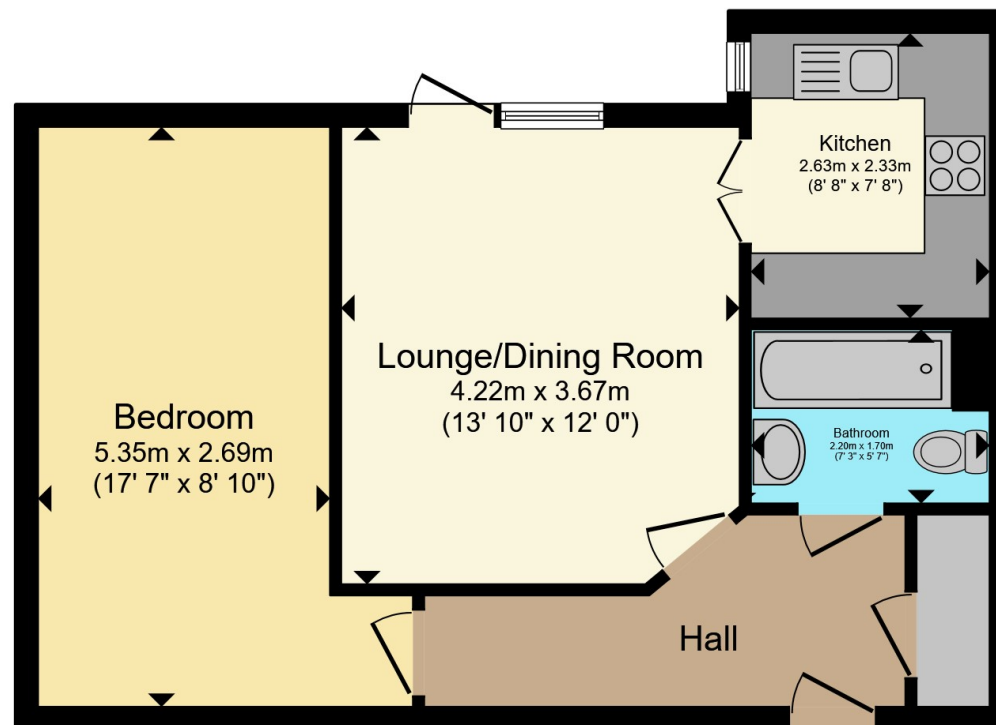
Entrance Hallway

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Total floor area 48.8 m² (525 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



To view this property please contact Hall & Benson on

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2a King Street
BELPER DE56 1PS

EPC Rating: C Council Tax
Band: B

Service Charge:
2370.00

Ground Rent:
379.58

Tenure: Leasehold



view this property online hallandbenson.co.uk/Property/BPR102519

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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