Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



# Flat 37, Parkland View Bath Street, Derby, DE1 3FG

## 75% Shared Ownership

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Situated in the heart of Derby with delightful views, this is a recently constructed and particularly spacious first floor apartment which benefits from two bedrooms and double glazing specifically constructed for the over 55's.







# Flat 37, Parkland View Bath Street, Derby, DE1 3FG

## 75% Shared Ownership £125,000





### DIRECTIONS

Leave Derby city centre via Sowter Road and continue under the bridge before turning left onto Duke Street. Shortly before the Furnace Inn, turn left onto River Street and follow the road around to the right onto Bath Street. Parkland View can be found at the end of the road where there is car parking and access through a communal door to lift/stairs to the first floor.

The apartment is situated on the first floor at the rear of the development and briefly comprises spacious entrance hall, large open plan lounge/dining/kitchen with integrated appliances. The apartment benefits from two bedrooms and a wet room which is accessed from both the main hallway and the main bedroom.

Outside the property has managed communal areas, extensive parking and is within easy reach of the beautiful Darley Park.

The apartment is within a short walk of the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. Flexible care services are available alongside 24 hour emergency care allowing prospective purchasers to maintain independence and privacy whilst living in their own home. (Additional charges apply)

Parkland View is a modem architected designed development with an excellent range of on site facilities which include restaurant/cafe, shop , therapy room, laundry and communal lounge with lift and stair access to all floors.

Positioned in the centre of Derby part of the recently constructed (extra care development), located at the gateway to the UNESCO World Heritage Site this is a unique opportunity to acquire a much sought after apartment close to the city.

Properties in this development rarely become available and viewing is recommended at the earliest opportunity.

### ACCOMMODATION

Entering the property into:

### COMMUNAL ENTRANCE HALL

With stairs and lift leading to the first floor. Access to all the facilities that the complex has available. Door to flat into:

### ENTRANCE HALL

Spacious entrance hallway with intercom system to main door, coat hanging space and useful storage cupboard with open shelving.

### LOUNGE/DINING ROOM

14'5" x 10'4" (4.39m x 3.15m)

With two double glazed windows and TV point. Open plan access to:

## KITCHEN
9'8" x 10'4" (2.95m x 3.15m)
With a range of quality work surface/preparation areas, wall and base cupboards, integrated oven, hob and extractor. The kitchen has a sink unit with drainer and there is space for a washing machine and space for a freestanding fridge/freezer. Inset ceiling spotlights.

## BEDROOM ONE
10'2" x 14'8" (3.10m x 4.47m)
With double glazed window and access to:

## SHOWER ROOM/WET ROOM
9'4" x 9'2" (2.84m x 2.79m)
With low level WC, wash hand basin and wet room style shower with ample space and extractor fan.

Access to the shower room from the main bedroom and hallway.

## BEDROOM TWO
9'1" x 8'2" (2.77m x 2.49m)
With double glazed window.

## OUTSIDE
The property has managed communal areas, extensive parking and is within easy reach of Darley Park.

## PLEASE NOTE
Prospective purchasers should note that this sale represents the opportunity for the purchaser to acquire a 75% share in the leasehold value of the property.

Current Derby Homes Service Charge £546.32 per month.

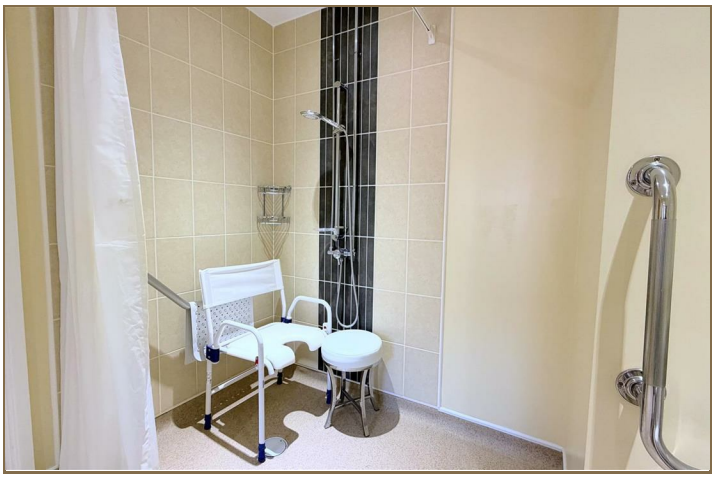
Key 2 Care Core Wellbeing Service £121.68 per month.











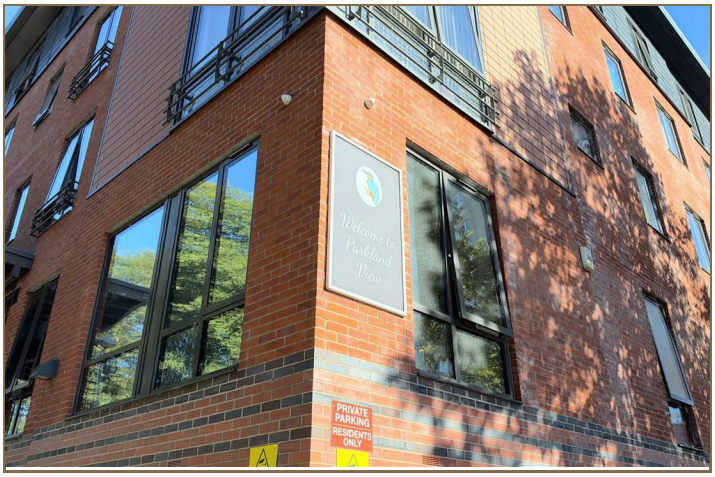




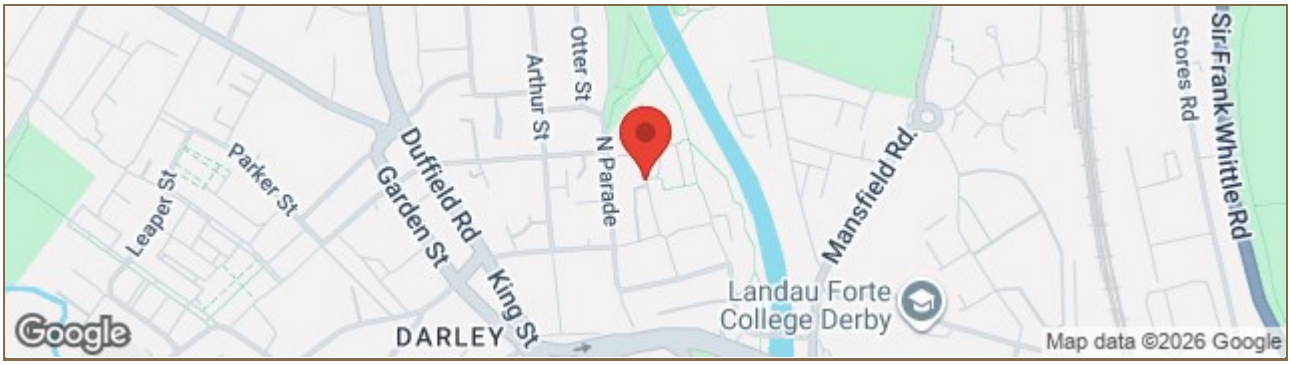



FIRE
ACCESS



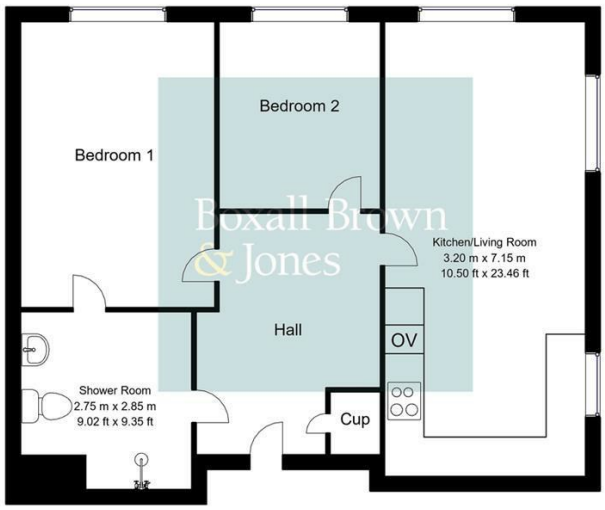

Welcome to
Parkland
View
PRIVATE
PARKING
RESIDENTS
ONLY

## Road Map




## Floor Plan

Ground Floor
66sq.m/714.86sq.ft
Approx

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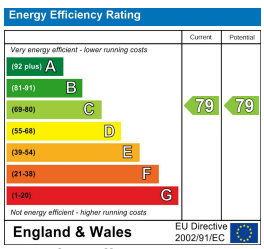
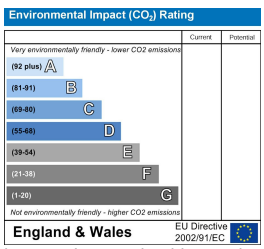
## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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