Garden Lodge Close

Derby City, DE23 6DD







This second floor apartment at Garden Lodge Close is situated between St Albans Road and Burton Road with great views and within close proximity to Derby City Centre. Stunning open plan layout with two double bedrooms, en-suite and separate bathroom plus allocated parking.

£130,000

John German

The apartment provides easy access to major commuter links such as A52 and A38, as well as transport links from Derby Bus Station, and Derby Railway Station.

Entrance to the building is via a secure entrance door with intercom, opening into a spacious entrance lobby.

The apartment entrance door opens into an entrance hallway with plenty of hanging space for coats and built in storage cupboards. Doors lead off to the main living area and off to the bedrooms and bathroom.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit, built-in oven with a halogen hob, extractor hood over, integrated dishwasher and washing machine, plus space for a fridge freezer. The kitchen overlooks a large open plan living area with plenty of space for a dining table and chairs as well as soft furnishings and fantastic far reaching views over Derby.

The master bedroom is a lovely sized room whilst bedroom two is also a double room with an en-suite shower room, fully tiled and fitted with a corner shower, concealed flush WC and vanity wash basin with storage beneath, perfect as a guest room or for a lodger.

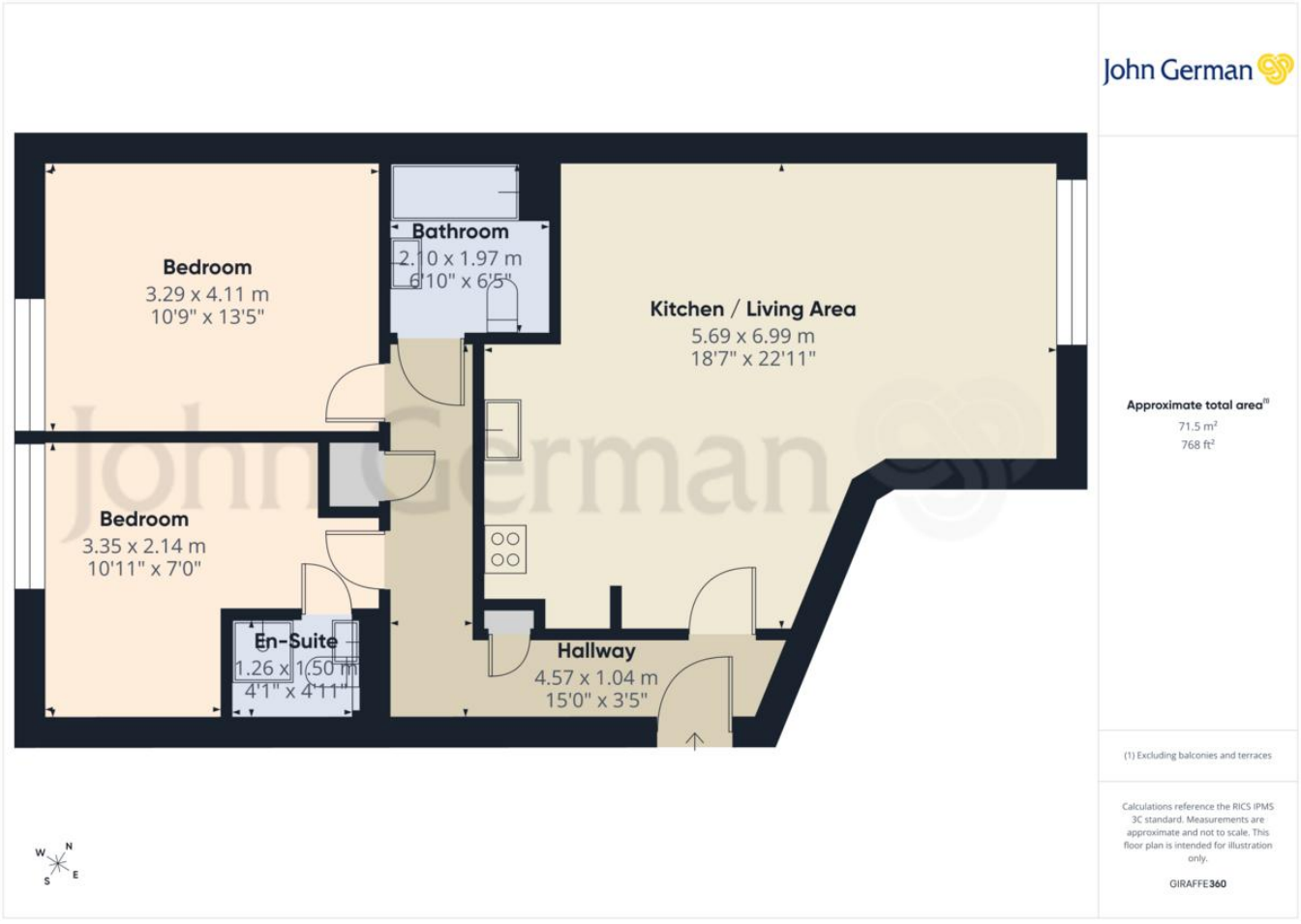
The main bathroom completes the accommodation, being fully tiled again and fitted with a three piece suite comprising concealed flush WC, vanity wash basin with storage beneath and a panelled bath with shower over.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
125 year lease from 28th September 2006.
Ground rent £250 per annum.
Service charge £2283 per annum (could change).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Allocated space
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating:
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derby City Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/10112026

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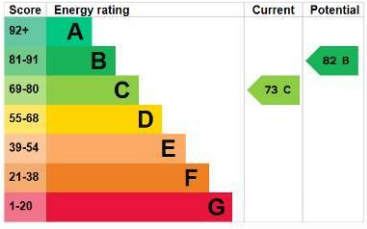












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Agents' Notes

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