



Lady Well Views Springwood Gardens  
Belper



# Lady Well Views Springwood Gardens Belper DE56 1RT

for sale offers over  
**£130,000**



## Property Description

A well-presented and spacious two-bedroom over 55's apartment, situated within the popular Ladywell Views development, offering independent living with the added benefit of access to communal facilities and a direct link to Spencer Grove Care Home, where a range of additional support services such as dining, cleaning and mobility assistance are available; the apartment itself comprises a generous open plan kitchen, living and dining area, two well-proportioned double bedrooms, a modern shower room and excellent storage throughout, and further benefits from UPVC double glazing and electric heating, whilst residents also enjoy access to a communal lounge, lift access, laundry and waste facilities, a guest suite and residents' parking, making this an ideal and comfortable retirement living option, with early viewing highly recommended via our Belper branch.

## Open Plan Living And Kitchen

Spacious room with living, dining and kitchen space. Fitted with a range of matching kitchen units incorporating an oven with electric hob and hood over, roll top worksurfaces, stainless steel sink and drainer unit and space for further appliances. Two UPVC double glazed windows, wood effect flooring in the kitchen area with carpet flooring to the lounge. Entrance door from the communal landing and doors leading to both bedrooms and shower room.

## Bedroom One

Generous double room with a UPVC double glazed window, wall mounted electric heater and a spacious walk in storage room with ample built in wardrobe space.

## Bedroom Two

Second spacious double bedroom with two UPVC double glazed windows, carpet flooring, electric storage heater and built in wardrobes. This room could easily be used as a second sitting room or main lounge.

## Shower Room

Spacious shower room with a walk in shower, low level WC and pedestal hand wash basin and tiled splash backs.

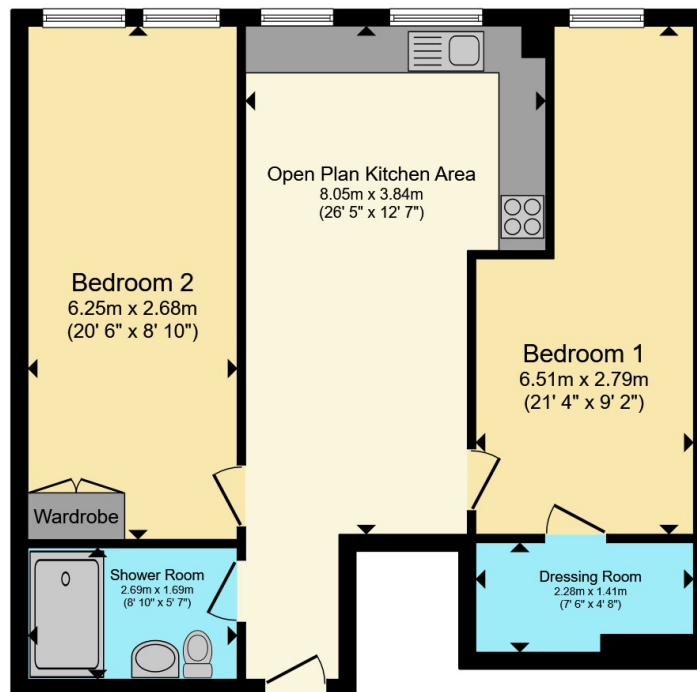












## Ground Floor

Total floor area 67.0 m<sup>2</sup> (721 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](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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EPC Rating: C Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold



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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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