

St. Georges House

Allestree, Derby, DE22 1JH



A SUPERIOR APARTMENT IN A PRESTIGIOUS SETTING – Two double bedroom, two bathroom first floor apartment within an exclusive gated development, enjoying a delightful leafy position. Spacious open-plan living and a private garage and parking.

£210,000



John German

The approach to the property is through remote controlled electric vehicular gates, leading to a courtyard with a larger than average single garage with electric door, power and light with an additional car parking space in front.

Access into the apartment is via a secure communal front door with intercom control leading into a pleasant hallway area with stairs and a lift rising to the first floor. The apartment is positioned at the front of the building, entering the private accommodation first into a lobby area with a built-in cloaks cupboard.

The lobby opens into a large reception hallway with access feeding off to all principal rooms, airing cupboard and utility room with plumbing for laundry appliances.

A square archway leads into a handsome living room with a large bay window overlooking the front courtyard and with far reaching views and a contemporary wall mounted living flame fire. The living room is open plan to the dining kitchen with a generous dining area to the front with two lovely windows which fill the space with natural light. The kitchen area is fitted with an extensive range of base and eye level units incorporating vegetable baskets, roll edge worksurfaces extending to form a breakfast bar, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated dishwasher, fridge and freezer, built-in eye level oven and eye level microwave, halogen hob and extractor hood over.

The master bedroom has fitted wardrobes and a dressing table and an en-suite shower room fitted with a concealed flush WC and bidet and vanity washbasin with lots of built-in storage, extensive tiling and a double shower enclosure.

Bedroom two is also a nicely proportioned bedroom with a range of fitted furniture including wardrobes, a dressing table and drawers and bedside cabinets.

The main bathroom completes the accommodation and is fitted with a concealed flush WC, vanity washbasin and a panelled bath with shower over and glass shower screen, extensive tiling.

St George's Close is an exclusive development of large quality homes. This superb apartment building located close to the A6 has easy access to the city centre and northerly Derbyshire villages and towns. Locally there is a host of impressive amenities and facilities, the closest of which being a mini-Waitrose and petrol station, cafe, public house, doctors and dentists surgeries, pharmacy and the beautiful Allestree park and lake.

The sale of this property offers an excellent opportunity for occupiers of all types, downsizers and retirees included or as a bolthole to 'lock and leave' all within a safe and secure community setting.

A superb apartment and position worthy of a full detailed inspection.

Tenure: Leasehold - start date 19 July 2004 - 999 years from 1 May 2003

Service charges TBC

(purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Garage & parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

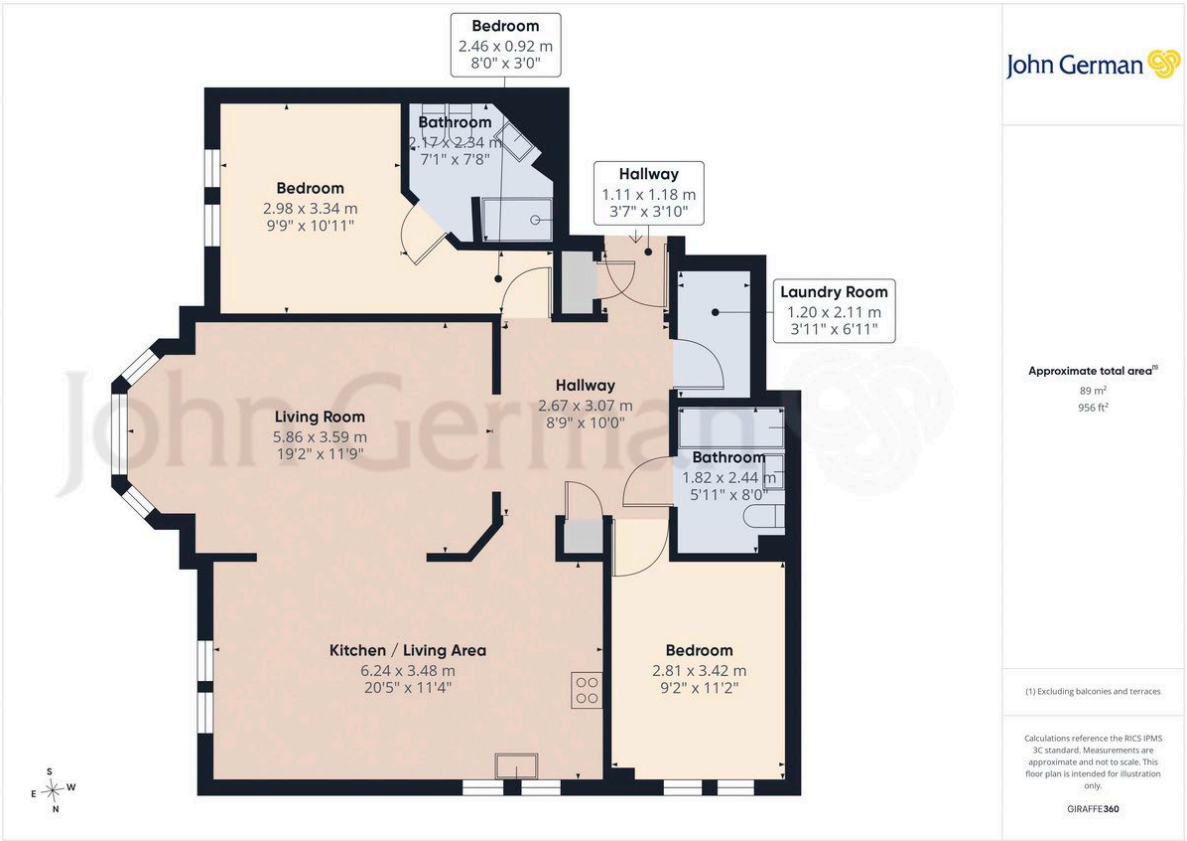
Local Authority/Tax Band: Derby City Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA07092026

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