



Heritage Court Kedleston Close
Belper



Property Description

A one bedroom retirement apartment situated in Belper town centre, giving close access to many local amenities and transport links! This apartment is located on the second floor with a Juliet balcony overlooking the gardens. Being South/East facing this apartment benefits from morning sunlight. The apartments for over 55's offer a range of facilities including: Care line alarm service, communal lounge, laundry, guest services, lift and gardens. This apartment is situated on the second floor with lift access. In brief the accommodation offers an entrance hallway, generous lounge with alcove space, fitted kitchen with room for a dining table, double bedroom with fitted wardrobe and a shower room.

Hallway

With storage cupboard, carpet flooring and doors leading to;

Lounge

12' 9" x 11' 6" (3.89m x 3.51m)

UPVC Juliet balcony and window overlooking the gardens. Feature fireplace with electric fire. storage heater and carpet flooring. double doors to the kitchen.

Kitchen

5' 8" x 7' 4" (1.73m x 2.24m)

Fitted with matching wall and base units, roll top work surfaces incorporating a stainless steel sink and drainer unit. Built in oven with a four ring electric hob and cooker hood over.

Integrated fridge and space for further appliances. UPVC double glazed window to the side.

Bedroom

10' 3" x 8' 5" (3.12m x 2.57m)

Fitted with built in wardrobes, carpet flooring and a UPVC double glazed window.

Bathroom

Fitted with a panelled bath, vanity style hand wash basin and a low level WC. Fully tiled walls and vinyl flooring.

Communal Services

The purpose built apartments offer a range of facilities including a Care line alarm service, communal lounge, laundry, guest suite, lift and communal gardens.

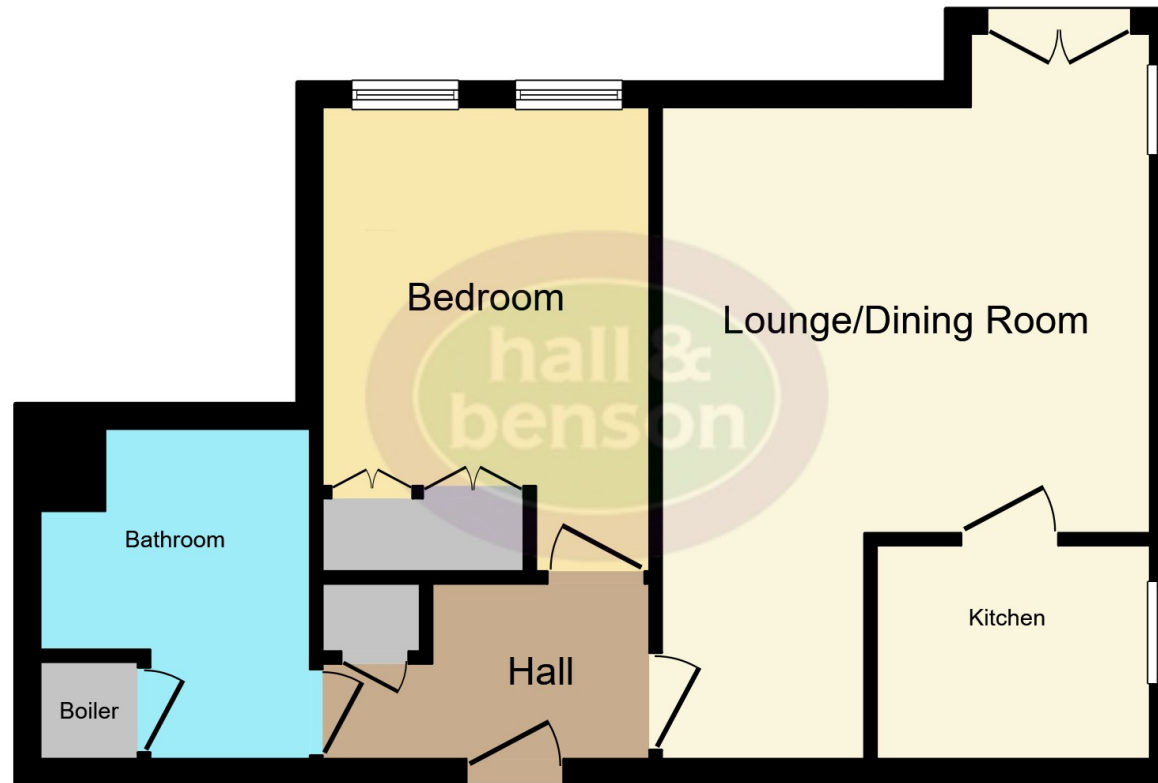
Leasehold Information

The current annual ground rent is £379.58 per annum with a service charge of £2370.00 per annum.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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2a King Street
 BELPER DE56 1PS

EPC Rating: B Council Tax
 Band: B

Service Charge:
 2370.00

Ground Rent:
 379.58

Tenure: Leasehold



view this property online hallandbenson.co.uk/Property/BPR101505

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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