



Badgerdale Way, Heatherton Village, Derby

£139,950



Key Features

- Top Floor Apartment
- Two Double Bedrooms
- Allocated Parking
- Secure Communal Entrance
- Newly Redecorated Throughout
- Juliet Balcony to Lounge
- EPC rating D
- Leasehold





Offered to the market with no onward chain, this spacious top floor apartment has been freshly redecorated throughout, creating a bright and neutral home ready to move straight into.

Extending to approximately 713 sq ft, the property offers two double bedrooms, an impressive 28ft open plan living space and an allocated parking space, making it an ideal purchase for first-time buyers, downsizers and buy-to-let investors alike.

Previously a successful rental property, the apartment is expected to achieve approximately £900 per calendar month, offering an attractive investment opportunity.

Accessed via a secure communal entrance, the apartment opens into a generous entrance hall providing access to all principal rooms.

The standout feature is the superb 28ft open plan kitchen, dining and living area, offering excellent space for relaxing, entertaining and everyday living. French doors open onto a Juliet balcony, allowing natural light to flood the room, while the well-appointed kitchen is fitted with a range of wall and base units incorporating an integrated electric oven, gas hob with extractor hood over and space for additional appliances.

There are two genuine double bedrooms, with the principal bedroom benefiting from fitted

wardrobes providing excellent storage. The second bedroom is equally well proportioned and would make an ideal guest bedroom, home office or hobby room.

The accommodation is completed by a spacious bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC.

Externally, the property benefits from an allocated parking space, together with well-maintained communal grounds. Situated within the highly regarded Heatherton Village development, the apartment enjoys excellent access to Derby city centre, Royal Derby Hospital, local amenities and major road links including the A38 and A50.

With no onward chain, vacant possession and fresh decoration throughout, this superb apartment is ready for immediate occupation.



Entrance Hall

A spacious and welcoming entrance hall providing access to all principal rooms and benefiting from a useful built-in storage cupboard, ideal for coats, shoes and household items.

Open Plan Living Kitchen

A fantastic open-plan living space offering clearly defined seating, dining and kitchen areas. French doors open onto a Juliet balcony, allowing plenty of natural light into the room. The kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces, stainless steel sink and drainer, integrated electric oven, four-ring gas hob with extractor canopy over, together with space for a washing machine, dishwasher and freestanding fridge freezer.

Bedroom One

A well-proportioned double bedroom featuring fitted wardrobes providing excellent built-in storage.

Bedroom Two

A generous second double bedroom, ideal for guests, a home office or those requiring additional space.

Bathroom

Fitted with a modern three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Finished with complementary wall tiling and a heated towel rail.



Lease Information

Lease Term: 999 years from 1 January 2006

Lease Remaining: 978 years remaining

Ground Rent: Included in Service Charge

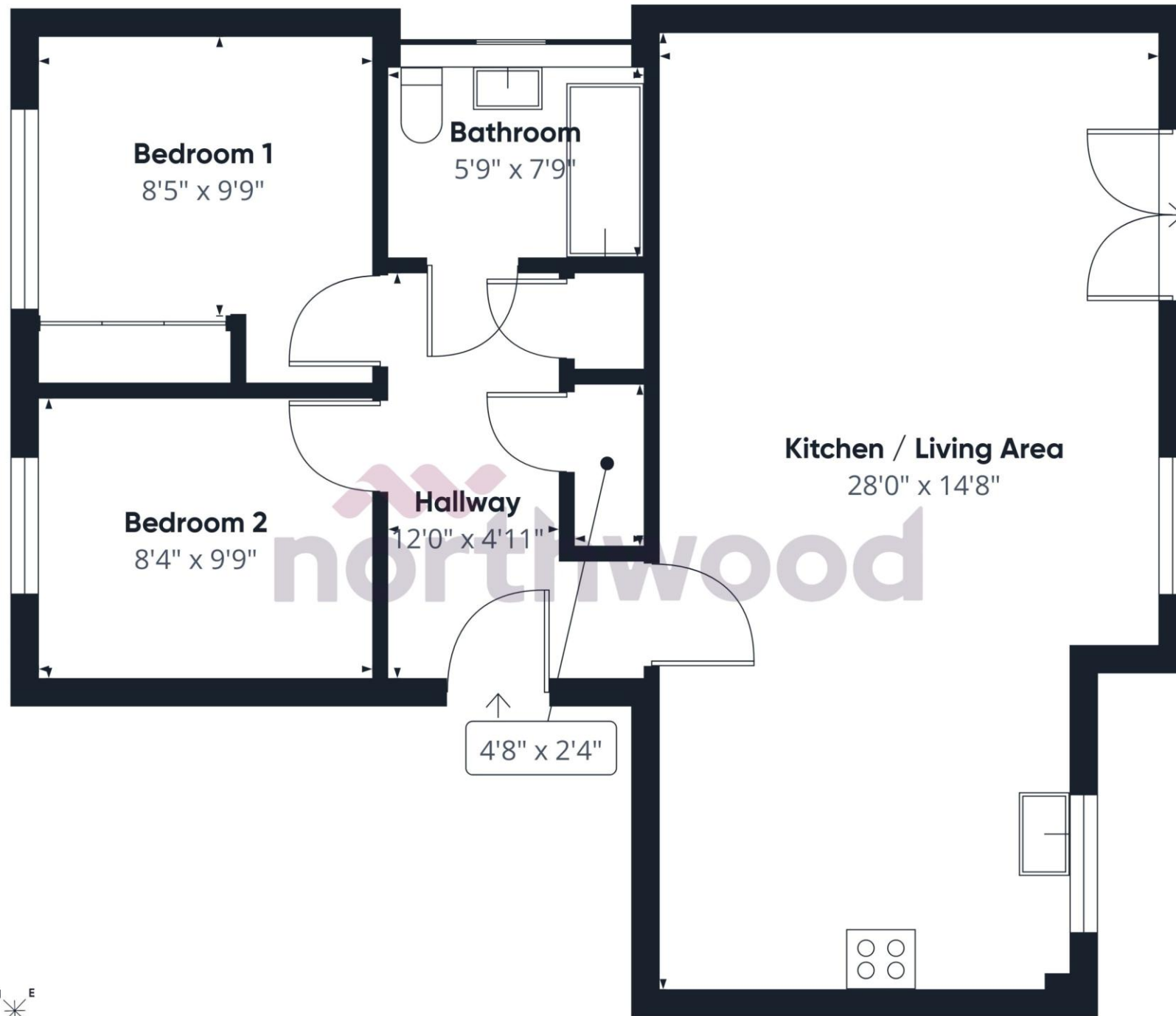
Service Charge: Approx £1200 per annum

Managing Agent: Butlin Property Services

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Approximate total area⁽¹⁾
713 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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