Fletcher & Company

7 Brindley Court Wilkins Drive, Allenton, Derby, DE24 8YR

Offers Around £45,000

Leasehold



- Ideal Investment Purchase
- Ground Floor Apartment
- Cash buyers only
- Kitchen & Lounge
- Bedroom
- Bathroom
- Rear Garden
- Useful Outbuilding
- Residents Only Parking to Rear
- Close to Local Amenities





Summary

This is a ground floor apartment requiring some modernisation, benefitting from residents only parking to rear and garden. The property comprises entrance hall, lounge, kitchen, bedroom and bathroom. The property is sold with the benefit of no upper chain and is suitable for cash buyers and investors.

The Location
The property is close to an excellent range of amenities including schooling, shops, easy access into Derby City Centre and nearby transport links as well as regular bus services.

Accommodation

Entrance Hall
14'7" x 2'9" (4.47 x 0.86)
Entrance door provides access to hallway with useful storage space.

Lounge
11'9" x 10'6" (3.59 x 3.22)
With window to rear.



Kitchen
8'1" x 5'9" (2.48 x 1.77)
Having roll edge worktops, tiled surround, inset sink unit, fitted base cupboards, complementary wall mounted cupboard and appliance space suitable for washing machine and cooker.



Bedroom
10'4" x 9'3" (3.17 x 2.83)
With electric heater and window to front.



Bathroom
7'10" x 4'10" (2.39 x 1.48)
Comprising low flush WC, pedestal wash handbasin and bath with shower over.



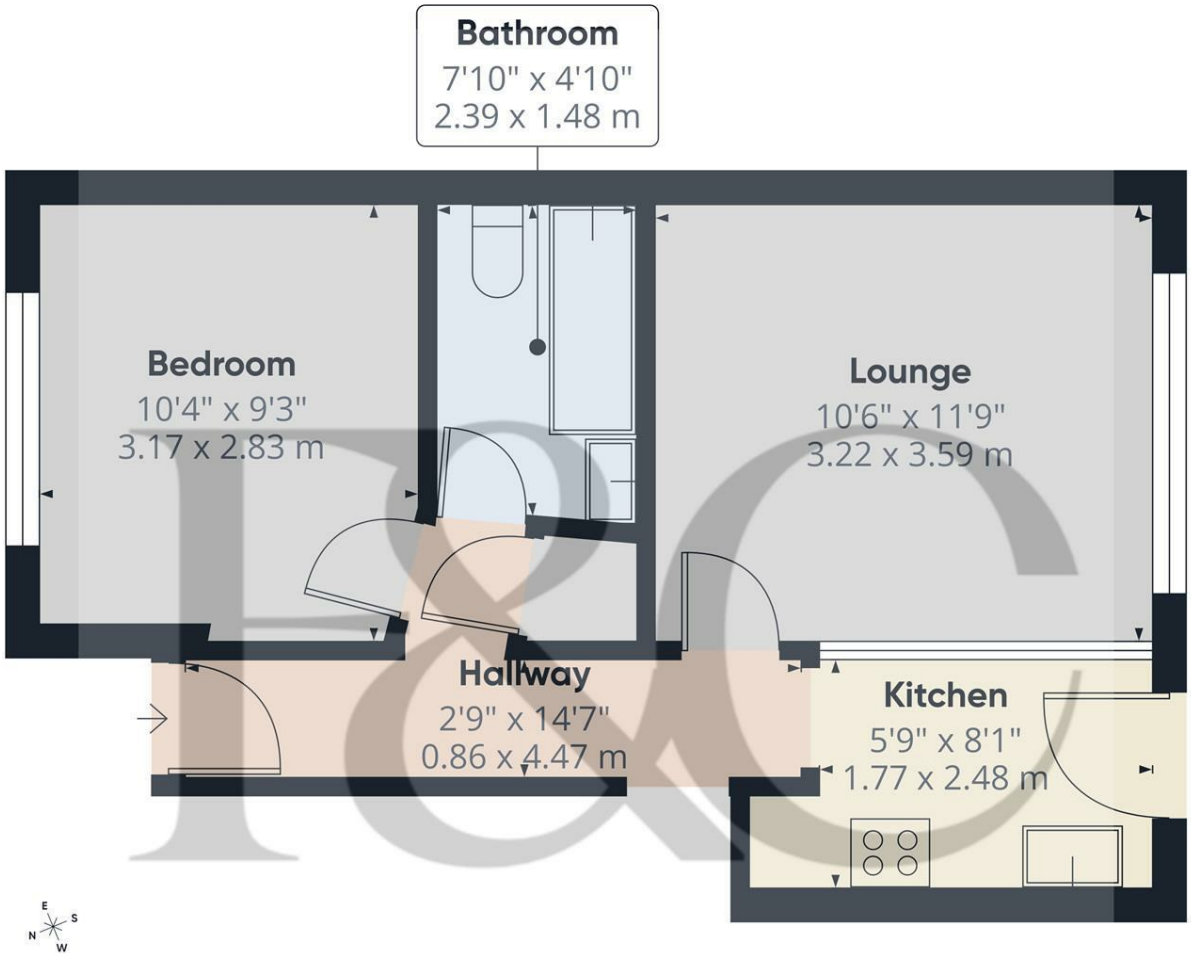
Outside
To the front of the property there is a small courtyard. To the rear, is an enclosed garden and beyond this there are residents parking spaces and useful outbuilding.



Tenure
Please note, we have been informed by the vendor that there is an annual estate service charge of £1500 and an annual ground rent charge of £60. We have also been informed by the vendor that there are 93 years remaining on the lease.

Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band A



Approximate total area(1)

369 ft²

34.3 m²

(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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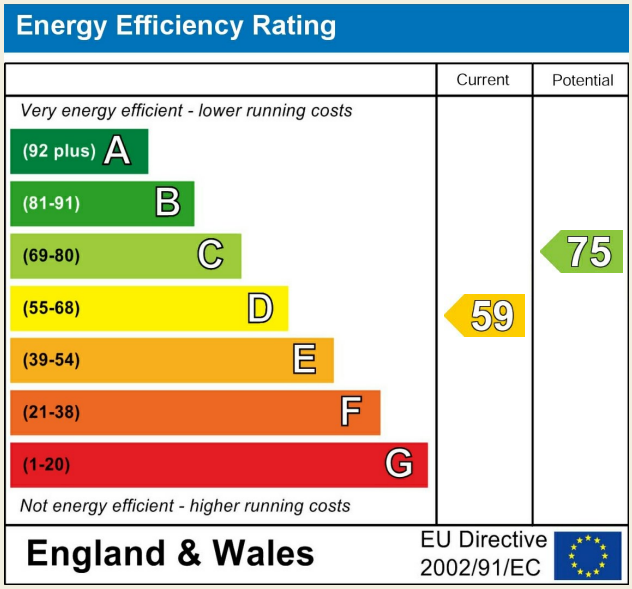

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Tenure: Leasehold