

CURRAN
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+ CO

The Dovedales, Park Road
Mickleover, Derby
£110,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BEAUTIFULLY PRESENTED RETIREMENT APARTMENT - A comprehensively improved and tastefully decorated ground-floor apartment is situated in a highly sought-after residential area, close to the heart of Mickleover. Offered for sale with immediate vacant possession and no onward chain,

Recently redecorated, the apartment comprises an entrance hall, a delightful lounge/dining room featuring a decorative fireplace surround and a box bay window, a well-equipped refitted kitchen, a generously sized bedroom with built-in wardrobes, and a modern refitted shower room.

The Dovedales is a development of 30 apartments for the over-55s, with an on-site resident manager, and benefits from well-maintained communal gardens, along with residents' and visitors' parking.





The Detail

Entered via a communal entrance hall with intercom and key fob entry. The apartment is located on the ground floor at the front right hand side of the development.

The property opens into a reception hall with an entrance door, security intercom system, slimline electric panel heater, and a full-height airing cupboard.

The main living space is a stylish living dining room and this features a freestanding modern surround with an electric coal-effect living flame fire, along with an electric storage heater, TV connection point, and a double-glazed box bay window to the front aspect. An open plan archway leads through to the kitchen.

The kitchen is fitted with a range of white wall, base and drawer units with chrome handles and black granite-effect laminated roll-edge work surfaces. There is a sink with side drainer, complemented by ceramic tiled splashbacks and a contrasting tiled floor. Additional features include space for an electric cooker with cooker included in the sale and plumbing for an automatic washing machine, a ceiling extractor fan, wall-mounted electric fan heater, and a double-glazed window to the side aspect.



The bedroom is fitted with a range of quality furniture, including two double wardrobes, a corner dressing table unit with open display shelving, a fitted window seat, bedside cabinets with drawers, a laundry unit, and chest of drawers. Further features include an electric storage heater, television connection point, and double-glazed window to the front aspect.

The well appointed shower room features a modern three-piece suite comprising a low-level wc, pedestal wash hand basin, and a double walk-in tiled shower cubicle with glass screen and electric shower over. The room is finished with complementary tiled walls, a wall-mounted electric fan heater, wall light, shaver point, and ceiling extractor fan.

Outside, the property stands within well-maintained communal gardens, with a block-paved forecourt to the front providing communal parking.





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The Location

Centrally located in Mickleover, Derby, this property enjoys close proximity to a wealth of local amenities, making it an ideal place to live.

The nearby Mickleover Shopping Precinct offers everything residents need, including a Tesco Supermarket, Boots Pharmacy and Sainsbury's Local. Dining options are plentiful, with 'The Binary' boasting an inviting atmosphere and 'Hole in The Wall' offering an impressive selection of craft beers. M&S food provides a delightful array of high-quality, ready-to-eat meals and snacks for those in a hurry. Coffee lovers will appreciate Java, a cozy café perfect for a quick espresso or a leisurely cappuccino, and The Alphabet, a charming spot known for its specialty coffees and relaxed ambiance, doubling as a delightful gift shop.

With excellent transport connections via the A516 and A38, residents can easily explore Derby and neighbouring cities. Whether running errands, enjoying leisure activities, or relaxing at home, Mickleover offers a vibrant and convenient lifestyle.





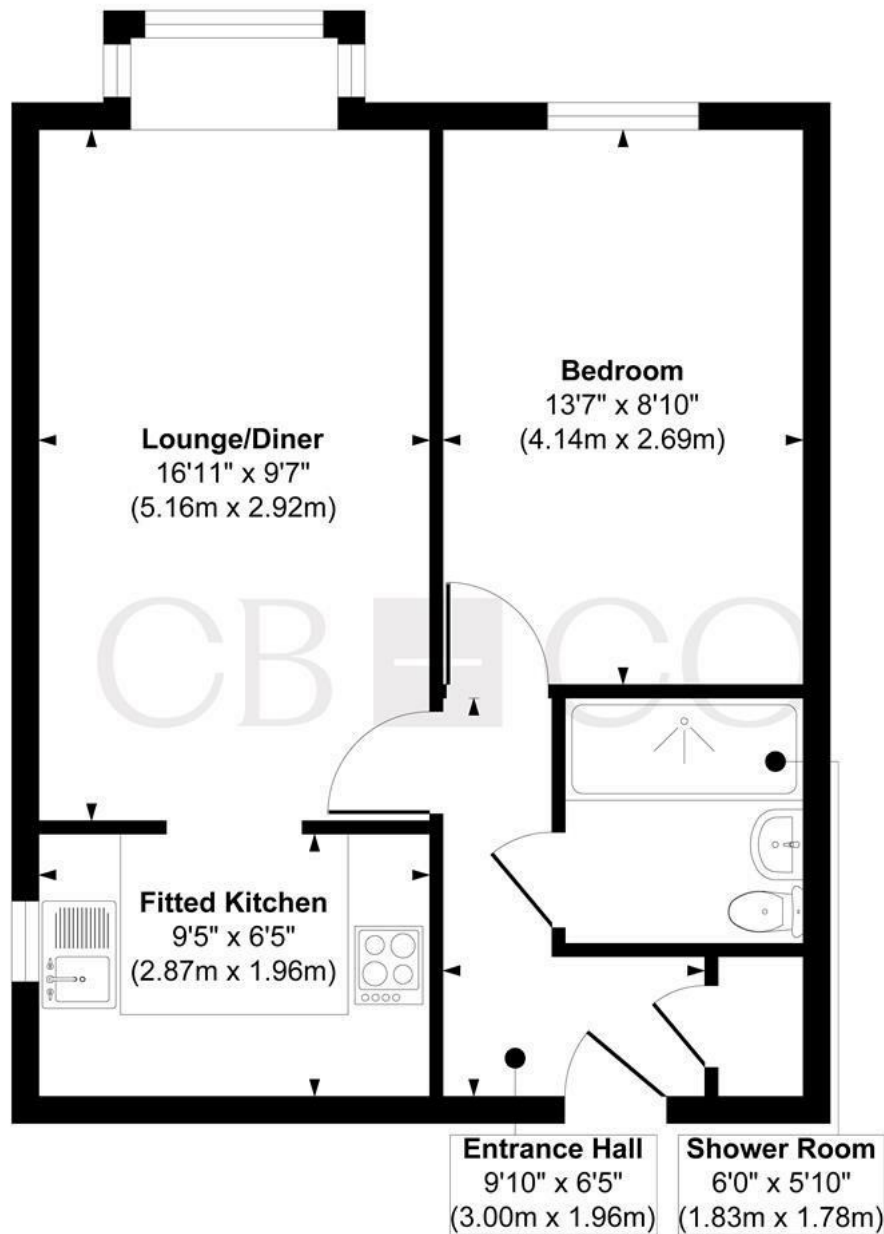
The
redales

NO PARKING
PICK UP AND
DROP OFF POINT
ONLY

PRIVATE
PROPERTY
NO TURNING
BEYOND THIS
POINT



The Dovedales, Park Road, Mickleover, Derby



Ground Floor

Approx. Gross Internal Floor Area 455 sq. ft / 42.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Ground Floor One Double Bedroom Retirement Apartment for the Over 55's
- Beautifully Presented - Recently Re-Decorated & Much Improved
- Electric Heating & Double Glazing
- Entrance Hallway & Spacious Lounge Dining Room with Bay Window
- Well Appointed Kitchen
- Double Bedroom with Built-in Wardrobes & Shower Room
- Communal Residents & Visitor Parking - Communal Maintained Gardens
- Conveniently Located Close to Doctors, Pharmacy & Sainsburys
- Close to Mickleover's First Class Range of Local Amenities
- No Chain Involved

Size

Approx 455.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's Talk

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