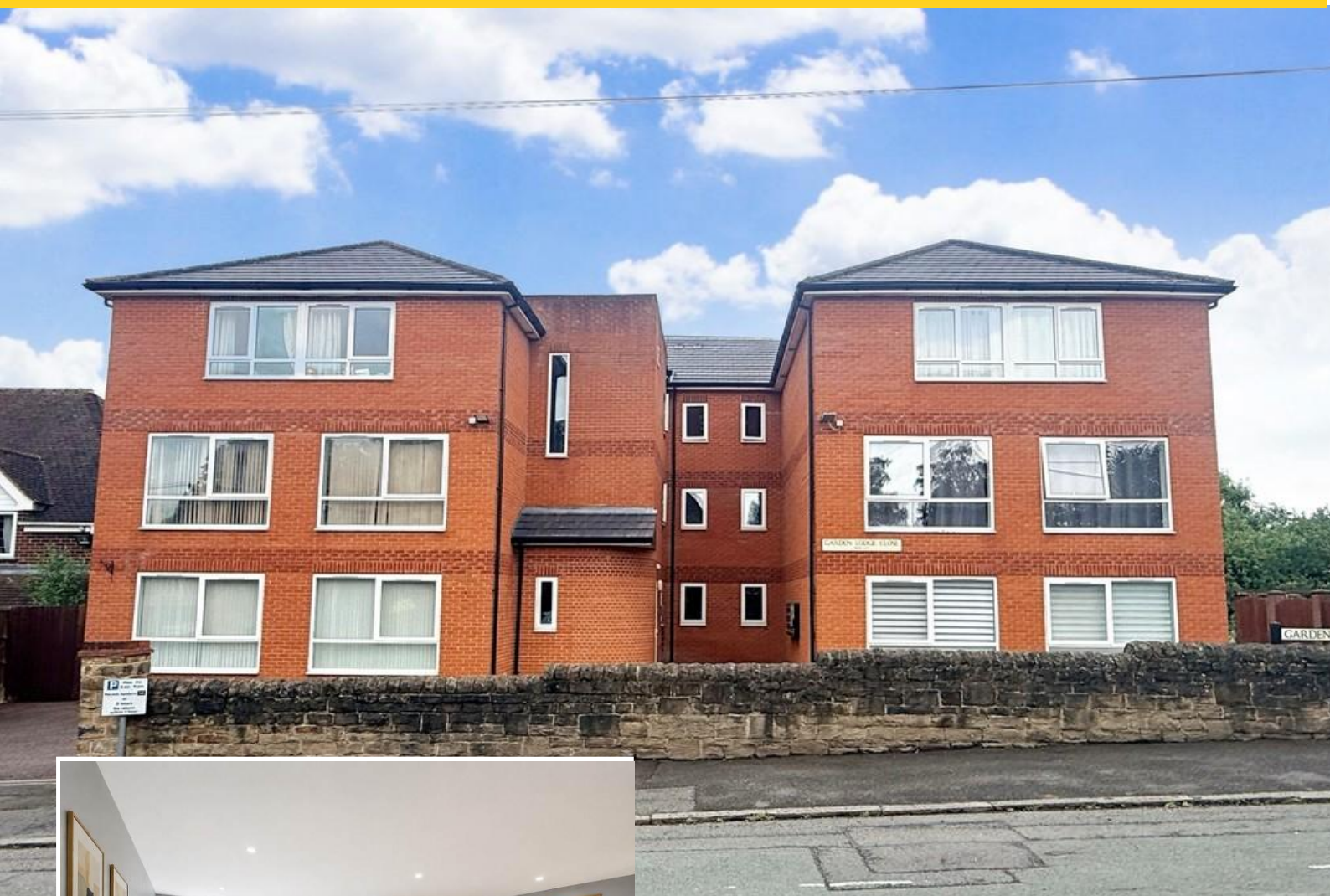


# Garden Lodge Close

Derby, DE23 6DD



Spacious two bedroomed apartment in a great location within walking distance of the Royal Derby Hospital and Littleover village. Secure communal entrance in a purpose built block, allocated parking, two double bedrooms, two bathrooms and large open plan living space.

£125,000

John German

Garden Lodge Close is situated between St Albans Road and Burton Road, and within close proximity to Derby City Centre, which has a vast array of local amenities, such as restaurants and shops. The apartment provides easy access to major commuter links such as A52 and A38, as well as transport links from Derby Bus Station, and Derby Railway Station.

Entrance to the building is via a secure entrance door with intercom, opening into a spacious entrance lobby.

The apartment entrance door opens into an entrance hallway with plenty of hanging space for coats and built into storage cupboards. Doors lead off to the main living area and off to the bedrooms and bathroom.

The kitchen is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit, integrate fridge and freezer, built-in oven with a halogen hob, extractor hood over and space for a washing machine. The kitchen overlooks a large open plan living area with plenty of space for a dining table and chairs and well as soft furnishings.

The master bedroom is a lovely sized room with fitted wardrobes, dressing table and open shelving.

Bedroom two is also a double room with an en-suite shower room, fully tiled and fitted with a corner shower, concealed flush WC and vanity wash basin with storage beneath, perfect as a guest room or for a lodger.

The main bathroom completes the accommodation, being fully tiled again and fitted with a three piece suite comprising concealed flush WC, vanity wash basin with storage beneath and a panelled bath with shower over.

**Agents note:** Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

**Tenure:** Leasehold. Currently 106 years remaining.

**Service charge:** £2000 per annum.

**Ground rent:** £250 per annum.

(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:** Allocated parking space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Storage heaters

(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/>

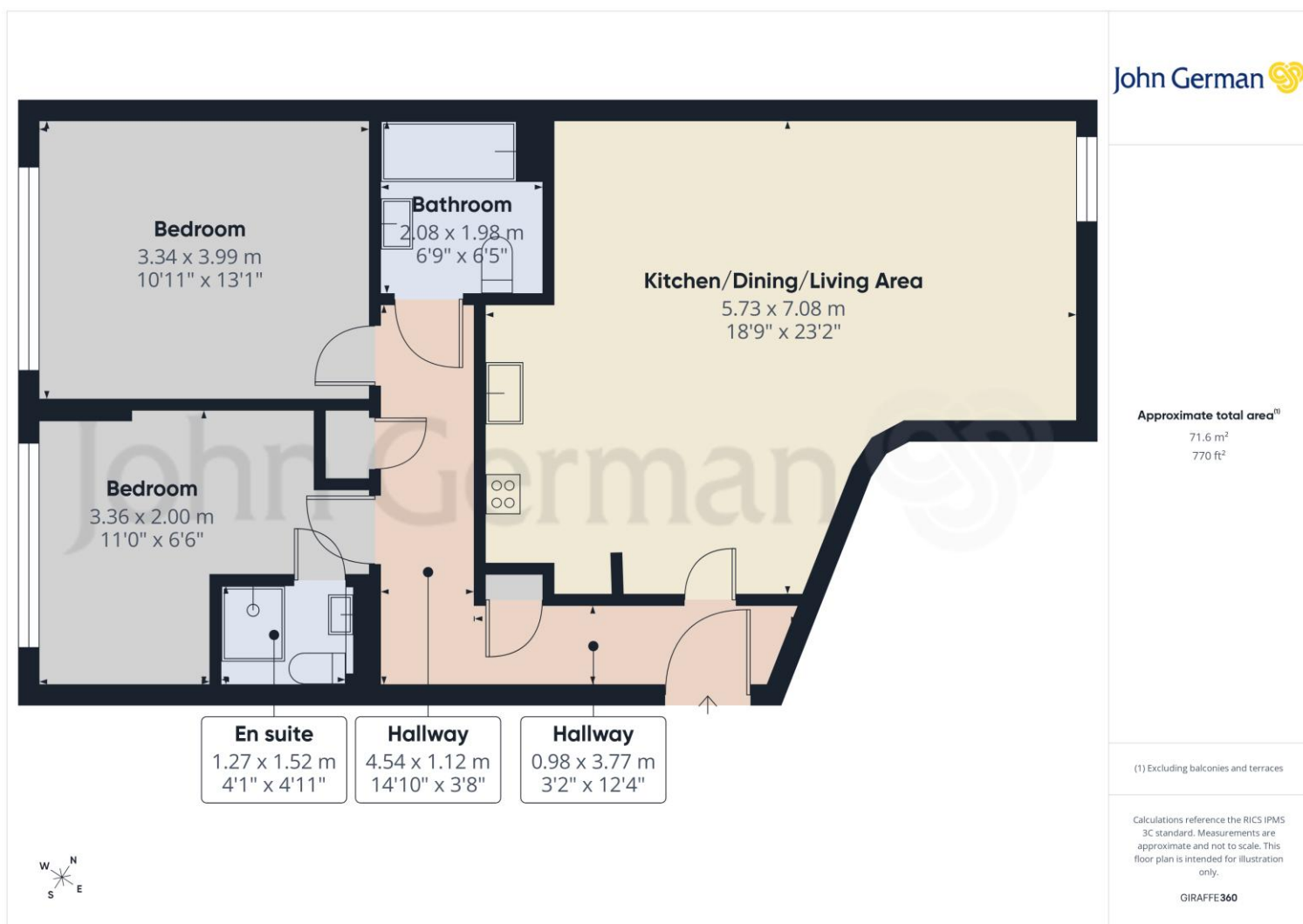
**Local Authority/Tax Band:** Derby City Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 tsj  
APPROVED CODE  
TRADING STANDARDS UK

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent