Fletcher & Company

25 Albany Lodge, Bramble Drive, Derby, Derbyshire, DE22 3ZB

Price £289,950



- Highly Convenient Location
- Luxuriously Appointed Throughout
- Typically 891.25 Square Feet
- Excellent Communal Facilities
- Lounges, Crafts & Games Room
- Guest Suites
- Landscaped Gardens
- Residents Parking
- · Lodge Manager





Summary

Extremely stylish and spacious third floor, east-facing two bedroom apartment designed exclusively for the over 55's.

Albany Lodge comprises 64 one and two bedroom apartments available for sale or rent. Retirement living at its best, designed exclusively for the over 55's, the apartments benefit from fabulous communal facilities including two communal lounges, maintained gardens, library, fitness suite, activity room, two guest suites for visitors and lift to all floors.

The apartments benefit from spacious entrance hall with utility cupboard housing the washing machine/tumble dryer, large open plan living space with integrated appliances including oven and hob as well as fridge/freezer, walk-out balcony, master bedroom with luxurious en-suite shower room, second bedroom and separate shower room.

The apartments are set within attractive enclosed communal gardens and also benefit from residents only parking facilities.



THE LOCATION

Highly convenient location in Kingsway, Derby, located close to both the A38 and A52 with easy access to nearby Retail Park and the Royal Derby Hospital as well as Derby City Centre.

ACCOMMODAITON

Spacious Apartment Entrance Hall 11'3" x 5'10" (3.44 x 1.78)

Large Open Plan Living Space 23'10" x 14'1" (7.28 x 4.31)









Kitchen Area





Master Bedroom 15'8" x 11'8" (4.80 x 3.57)

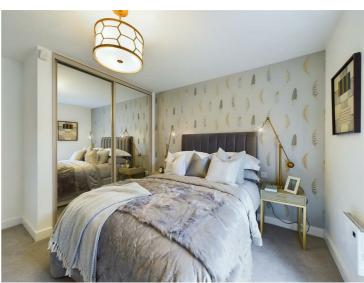


Luxurious En-Suite Shower Room 7'2" x 6'2" (2.19 x 1.88)



Bedroom Two 12'1" x 11'7" (3.70 x 3.55)





Separate Shower Room 7'2" x 5'11" (2.20 x 1.82)

Communal Lounge/Kitchen Area











Leasehold 999 Years from 2023, service charge is £68.35 per week

Council Tax Band C







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 🛕		
(81-91) B		
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Duffield Office

Duffield House Town Street Duffield Derbyshire DE56 4GD

01332 843390 duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court Millennium Way Pride Park Derby DE24 8LZ

01332 300558 derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk Mercia Marina Findern Lane Willington Derbyshire DE65 6DW

01283 241500 willington@fletcherandcompany.co.uk

25 Albany Lodge Bramble Drive Derby Derbyshire DE22 3ZB

Council Tax Band: C Tenure:







