

Apartment 5 Cutler Brook Drive, Kedleston Grange, Allestree, Derby, DE22 2EE

Offers Around £235,000

Leasehold



- Superb First Floor Apartment
- Tasteful Neutral Presentation & Contemporary Fittings
- Ideal for Investor or Owner Occupier
- Gas Central Heating & Double Glazing
- Entrance Hallway, Superb Open Plan Living Dining Kitchen
- Two Double Bedrooms & Contemporary Bathroom
- Master Bedroom with Contemporary En-Suite
- Two Allocated Parking Spaces
- Close to Local Amenities & Open Countryside
- Viewing Recommended





Summary

SUPERB APARTMENT - A beautiful modern, first floor, two double bedroom apartment with two parking spaces, set within this sought after location on the new Kedleston Grange development on the outskirts of the popular residential suburb of Allestree.

The property has been presented to a tasteful neutral theme and offers spacious light accommodation with contemporary fixtures and fittings throughout.

The property has its own independent entrance with the entrance hallway with stairs leading to the first floor landing. The property offers a superb open plan living dining kitchen, inner hallway, two double bedrooms and contemporary bathroom. The master bedroom also has the benefit of a contemporary en-suite shower room.

Outside, the property has communal maintained garden areas and has the benefit of two allocated parking spaces.

F&C

The Location

The property is located on the edge of Allestree, which provides an excellent range of local amenities including the noted Park Farm Shopping Centre and regular bus services.

Local recreational facilities include Woodland's Tennis Club, Allestree Park, with golf course and fishing lake, Markeaton Park with boating and fishing lake and Kedleston Golf course all a short distance away.

The property is also on the doorstep of the Kedleston Estate, offering many pleasant countryside walks.

The property is situated close to the very sought after village of Quarndon, some three miles north of Derby City centre.

The popular village of Duffield lies approximately two miles north and has a wider range of amenities including a selection of shops and train service.

Accommodation

Ground Floor

Entrance Hallway

Entrance through ground floor composite double glazed entrance door into the Entrance Hallway with obscure double glazed inset, central heating radiator, stairs leading through to the first floor landing and doorway giving access through to the superb open-plan Living/Dining Kitchen.

First Floor Landing

Door leading into:

Superb Open Plan Living/Dining/Kitchen

17'4" x 16'1" (5.28m x 4.90m)



Kitchen Area

Fitted with a range of light grey matt finish units with brushed stainless steel handles, roll edge laminated work surface over with matching splash-backs, integrated Zanussi stainless steel electric oven, stainless steel gas four ring hob, stainless steel splash-back, stainless steel extractor canopy over, low level appliance space with plumbing for automatic washing machine, Baxi combination boiler concealed in a wall mounted cupboard and uPVC double glazed window to the front elevation.



Living Dining Area

With media unit with tv and telephone points, two central heating radiators, useful storage cupboard, telephone point and wall mounted electrical fuse box and uPVC double glazed window to the side elevation.



Useful Storage Cupboard

3'8" x 3'1" (1.12m x 0.94m)

Inner Hallway

Giving access through to bedrooms and Bathroom.

Principal Bedroom

12'8" x 10' (3.86m x 3.05m)

With central heating radiator, uPVC double glazed window to the rear elevation and doorway giving access through to En-suite Shower Room.



En-Suite Shower Room

6'5" x 4'10" (1.96m" x 1.47m")

Fitted with a white contemporary three-piece suite comprising low level wc with chrome push button flush, wall mounted ceramic wash hand basin with chrome Monobloc mixer tap, double-width shower with sliding glazed shower screen, wall mounted chrome mains-fed shower unit with ceramic tiled splash-backs, grey tile-effect flooring, central heating radiator and extractor fan.



Bedroom Two

12'8" into door recess x 9'9" (3.86m" into door recess x 2.97m")

With central heating radiator and uPVC double glazed windows to the rear and side elevations.



Contemporary Bathroom

6'8" x 6'1" (2.03m" x 1.85m")

Fitted with a white three-piece suite comprising low level wc with chrome push button flush, wall mounted ceramic wash hand basin with chrome Monobloc mixer tap, panelled bath with chrome mixer tap, ceramic tiled splash-backs, grey tile-effect flooring, central heating radiator, extractor fan and uPVC obscure double glazed window to the side elevation.



Two Allocated Car Parking Spaces



Tenure

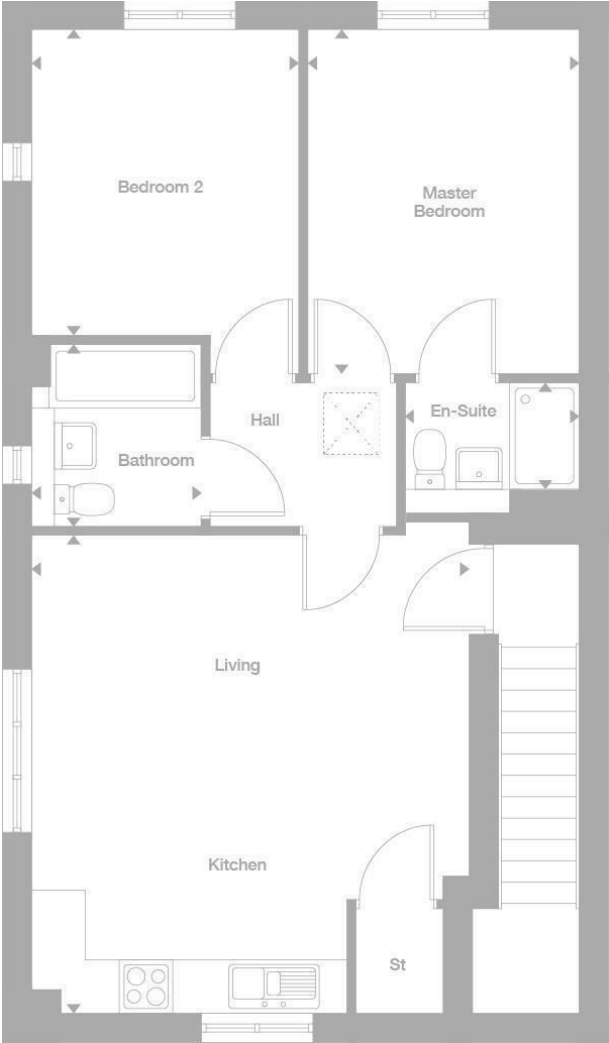
This property is leasehold with a term of 250 years commencing in 2020.

The annual service charge for this apartment is £738.40

Council Tax Band A

Please note:

The photographs included in the brochure were taken in a previous year. This is due to the property currently being tenanted.





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Allestree
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Council Tax Band: A
Tenure: Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	