

St. Georges Close

Allestree, Derby, DE22 1JH



Great care has been taken to present this stunning apartment in immaculate condition befitting its status at the luxury end of the market. Having been redecorated and recarpeted throughout the new buyers will be able to just move in and enjoy. The local area boasts an extensive range of amenities and great transport links making this the ideal apartment for any buyer who wishes to live in luxury without the responsibility of maintenance.

Offers in the region of £200,000

John German

About the area Allestree is a very popular residential suburb of Derby approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm Shopping Centre and regular bus services only 10 minute walk away. Local recreational facilities include Woodland's Tennis Club, Allestree Park with its golf course and fishing lake, Darley Park with its delightful riverside walks and Markeaton Park. St. Georges Close sits just off the junction with the A38 and the A6 and Derby train station is just 3 ½ miles away and with East Midlands airport 16 miles and just a 25 minute car drive away.

Entrance to the development is via a pair of electric gates with key pad security opening into a block paved courtyard with numbered allocated parking. Entrance into the building is via a secure entrance door, opening into a ground floor lobby with stairs and lift system to the apartment. On reaching the apartment the entrance door opens into a porch area with a radiator, newly fitted carpet, coved ceiling, smoke alarm and large very useful built-in storage cupboard.

Moving through into the main hallway with doors leading off to the main living accommodation, telephone intercom service, newly fitted carpet, radiator, wall lights and built-in boiler cupboard housing the combination boiler. The spectacular open plan living space is located to the front of the apartment featuring a fabulous bay window overlooking the courtyard as well as windows to the front and side creating a lovely open feel flooded with natural light. The living area is "L" shaped creating well defined areas for seating and dining, newly fitted carpets, two radiators, fitted wall lights, coving to ceiling, sky point and telephone point.

The fitted kitchen is open to the living areas with a clear line of sight over the granite breakfast bar. Fitted with a range of cream shaker style base and eye level units with granite works surfaces, one and a half bowl stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with stainless steel splash-back, stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, built-in stainless steel microwave, integrated fridge, integrated freezer and integrated dishwasher. There is also a radiator, smoke alarm, spotlights to ceiling and windows to the side.

The utility room is located back off the main hallway plumbing for automatic washing machine, space for tumble dryer.

The master bedroom enjoys views over the rear garden with radiator, coved ceiling and newly fitted carpet. The master ensuite is fitted with a double shower enclosure with high quality waterproof cladding, vanity washbasin with storage under and concealed cistern WC, fully tiled walls, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, shaver point, extractor fan, opaque glazed window to the side. Bedroom two is also a good sized double with views over the rear garden with radiator and coved ceiling.

Completing the accommodation is the bathroom which is fitted with a three piece suite comprising panelled bath with chrome mixer tap/hand shower attachment, vanity washbasin with storage under and concealed flush WC, full height ceramic tiling, tiled floor, ceiling spotlighting, extractor fan, heated chrome towel rail/radiator.

The apartment has full use of the communal garden and grounds which are laid to lawn with flower beds, shrubs and trees.

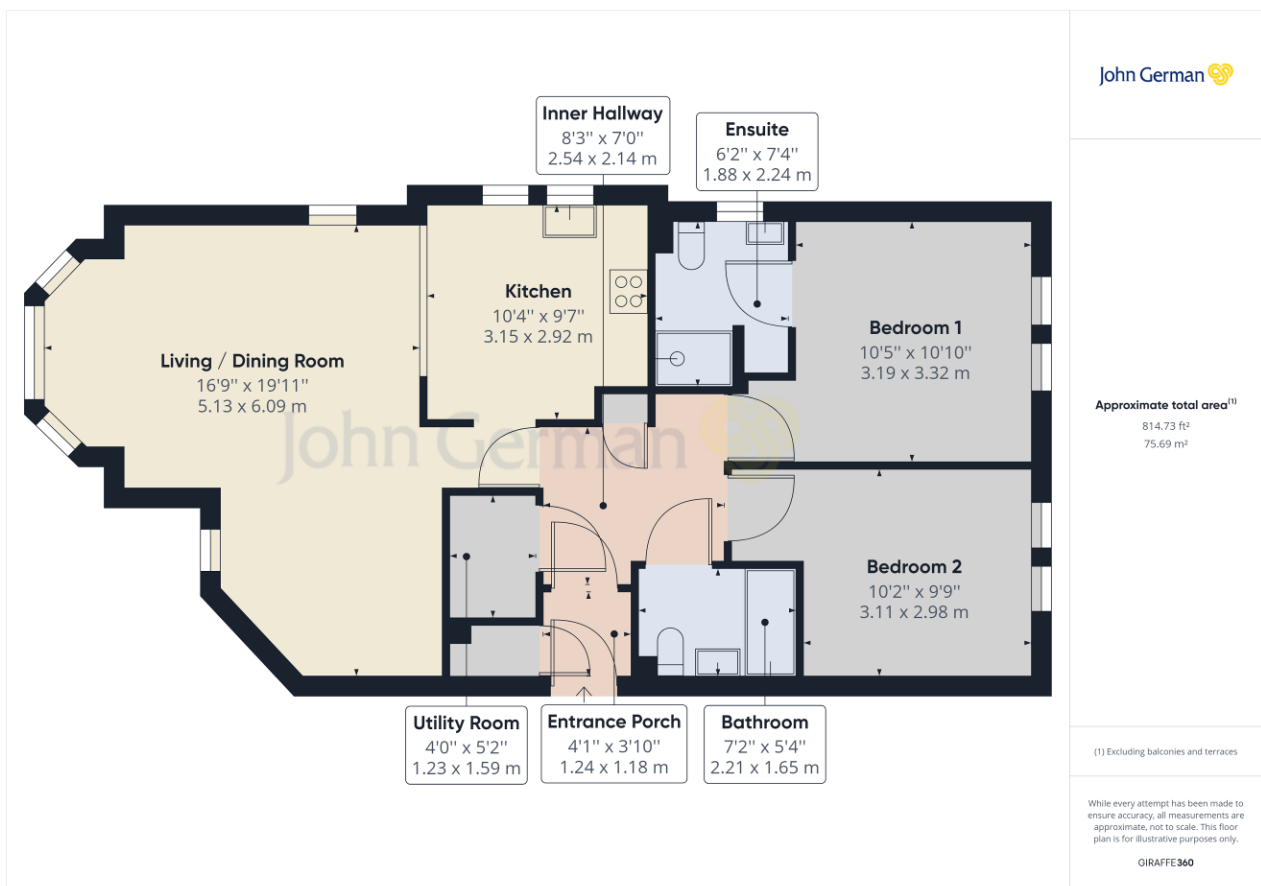
Tenure - Leasehold - The property has a 999 year lease from the 1st May 2003. There is a monthly service charge which we believe to be £210pcm which includes the following: buildings insurance, repair & maintenance to the common parts & structure, maintenance to the lift, electric gates & all other communal installations & equipment, gardening & upkeep of communal grounds, lighting & cleaning to communal areas, external window cleaning.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.derby.gov.uk

Our Ref: JGA05082022

Local Authority/Tax Band: Derby City Council / Tax Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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