

Kedleston Road

Derby, DE22 1FY

John 
German



Kedleston Road

Derby, DE22 1FY

£65,000

Immaculate and spacious one bedroomed apartment on the edge of the city with tree lined garden views, easy access to amenities and residents parking. A great value alternative to a bungalow offering independent living but in a safe and secure environment.

Hawthorn Court is located on Kedleston Road just before the Five Lamps junction and provides ease of access into the city centre with bus stops just outside the development running into the city and also to Allestree, Belper and beyond.

The building is entered via a secure entrance door with intercom system to a communal hallway with managers office, residents lounge, WC, utility/laundry room and guest/visitor suite, also with lift and stairs.

The apartment its self is entered via a spacious entrance hall with newly laid vinyl flooring and there is a deep storage cupboard also housing a recently replaced electric hot water heater.

The spacious living and dining accommodation has new carpets, electric storage heating and a feature fireplace with an inset electric fire however the focal point of the room is provided by large picture windows that overlook the front communal gardens and provide a "birds eye view" of the tree canopy beyond.

The modern kitchen is fitted with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, eye level oven, electric hob with extractor hood over, newly installed fridge and space for a further undercounter appliance, newly installed vinyl flooring and window to the front.

The bedroom is a very spacious double with new carpets and mirror fronted fitted wardrobes, window to the front and electric storage heater.

Completing the accommodation is the modern shower room with a re-fitted double width shower cubicle and glazed screen and door, wash basin in vanity unit with cupboard storage beneath and a low flush WC, heated towel rail, extractor fan, extensive tiling and PVC panelling.

Outside there are very pleasant managed gardens, a courtyard seating area and residents car park.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease with 104 years remaining. Ground rent £365 per annum. Service charge £2897.86 per annum.

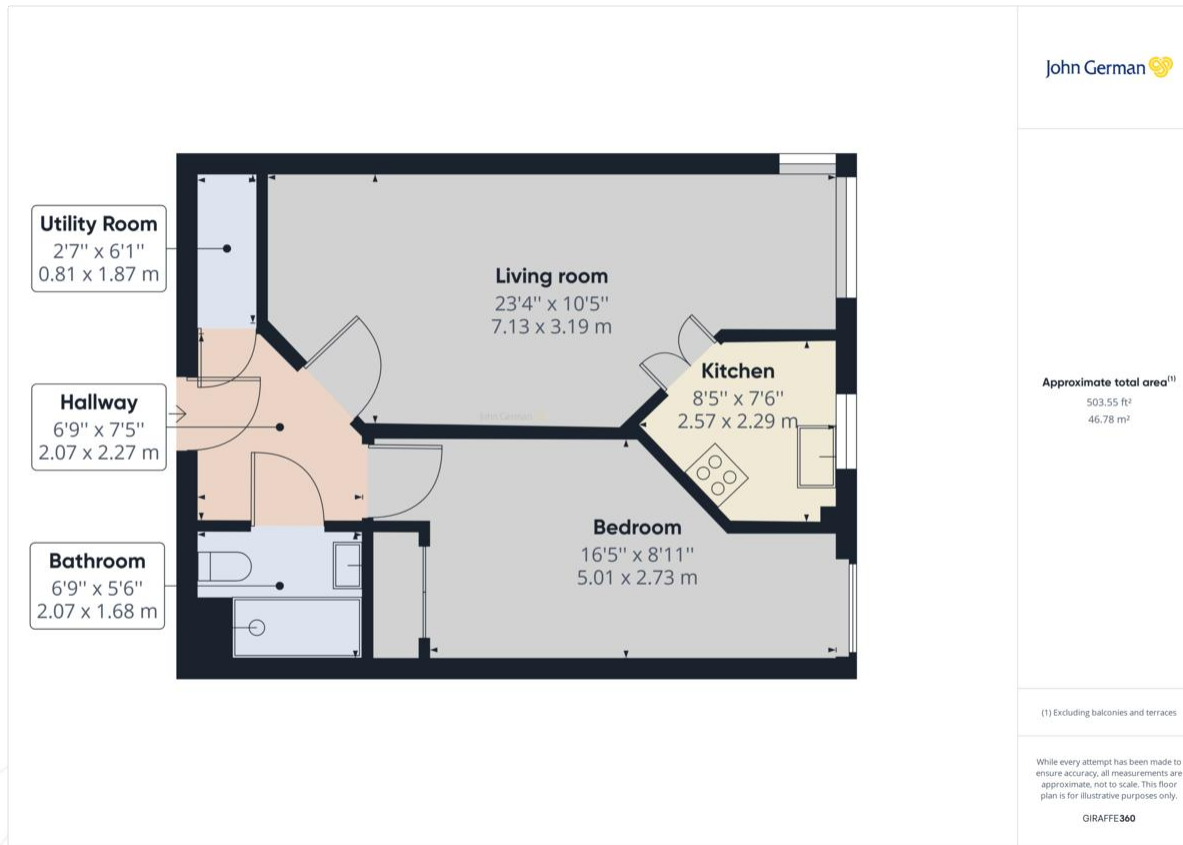
Services: Electric storage heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17052023 **Local Authority/Tax Band:** Derby City Council / Tax Band B







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.



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

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

