

# Hawthorn Court

Derby, DE22 1FY

John German



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Offers Over £75,000

**Good sized one double bedroom ground floor apartment with allocated parking, set within sought after retirement McCarthy & Stone development.**

An opportunity to acquire this one double bedroom ground floor flat which has the benefit of its own small patio area, allocated residents parking, a 24 hour care line, large communal lounge, laundry room and guest accommodation. Essentially in the city centre and offers easy access to a free range of services within the town, a regular bus service, nearby place of interest include, Darley Park and Markeaton Park.

Secure communal entrance hall leads to an inner private entrance door to the apartments entrance hall having a useful storage cupboard housing the hot water tank. A glazed door opens to the lounge/dining room (5.38m x 3.42m) having a feature electric fireplace, decorative coving, electric storage heater and double glazed french door to rear patio.

The kitchen (2.76m x 1.76m) has granite effect preparation surface, tiled surrounds, inset stainless steel sink unit, fitted base cupboard and drawers, complementary wall mounted cupboards, inset four plate electric hob with extractor hood over, built in oven, space suitable for fridge and freezer, decorative coving, wall mounted heater, double glazed overlooking rear communal garden.

The double bedroom (4.73m x 2.63m) has an electric storage heater, decorative coving, built in wardrobe, double glazed window to rear.

The fully tiled shower room has a suite comprising low flush w.c vanity unit wash hand basin, cupboard, good sized walk in shower cubicle with integrated shower, electric heater, decorative coving.

Outside - The property is set within attractive communal gardens and this apartment benefits from a small patio area off the lounge. Residents only off road parking.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year Lease which commenced in 2002. The vendor has also confirmed a ground rent of £182.50 every six months and a service charge of £1,300 every six months.

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

**Our Ref:** JGA/01062023

**Local Authority/Tax Band:** Derby City council / Tax Band B







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## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## John German

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