



Limes Court
Mickleover

O.I.E.O - £110,000



Limes Court Mickleover

TWO BED FIRST FLOOR APARTMENT SITUATED IN THE HEART OF MICKLEOVER VILLAGE! Having a lounge, kitchen diner, two bedrooms, en-suite and main bathroom this apartment has plenty of space and also benefits from a balcony!

On entering into the apartment there is a small porch area which is great for shoes and coats. This then leads into the lounge which is a fantastic size with sliding doors which allows lots of natural light into the room and goes out onto the balcony which has space for a small table and chairs. The kitchen diner is also a great size and has an integrated oven and hob, an under counter fridge and freezer and has space for a washing machine and a dishwasher. There is also plenty of space for a dining table. The master bedroom is a fantastic size with dual aspect windows which flood the room with light.

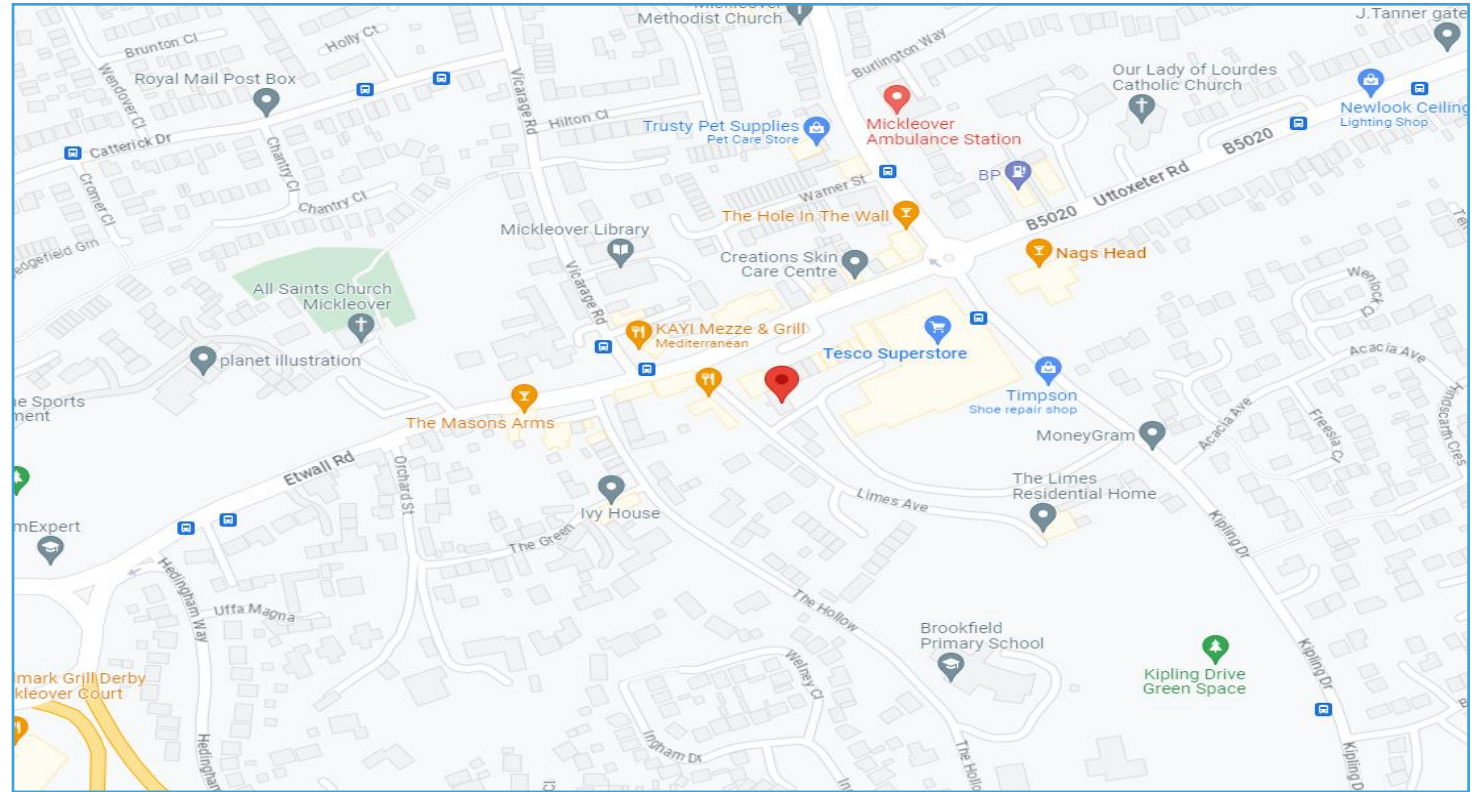
It also benefits from fitted sliding wardrobes and an en-suite which consists of a shower, wash basin and WC. The second bedroom is also a double bedroom. The main bathroom consists of a bath with shower over, a wash basin and a WC. Outside to the back of the property there is a double garage which is shared with the neighbour. There is also allocated parking for the apartments.

Why you will love this home - Being in the heart of Mickleover and having great sized rooms throughout, a balcony and parking with a garage this makes a fantastic buy for first time buyers or an investor!



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Mickleover is a fantastic village for the whole family, full of essential amenities there are five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwall. At the start of Station Road, there's a Tesco Supermarket and a petrol station as well as an array of shops on Uttoxeter Road including a Post Office, Birds, a charity shop and takeaway restaurants. The buses run frequently into the City Centre which also pass Royal Derby Hospital on the way through with easy access to the major road links including the A38, leading to the A50 and the A52 towards the A6.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



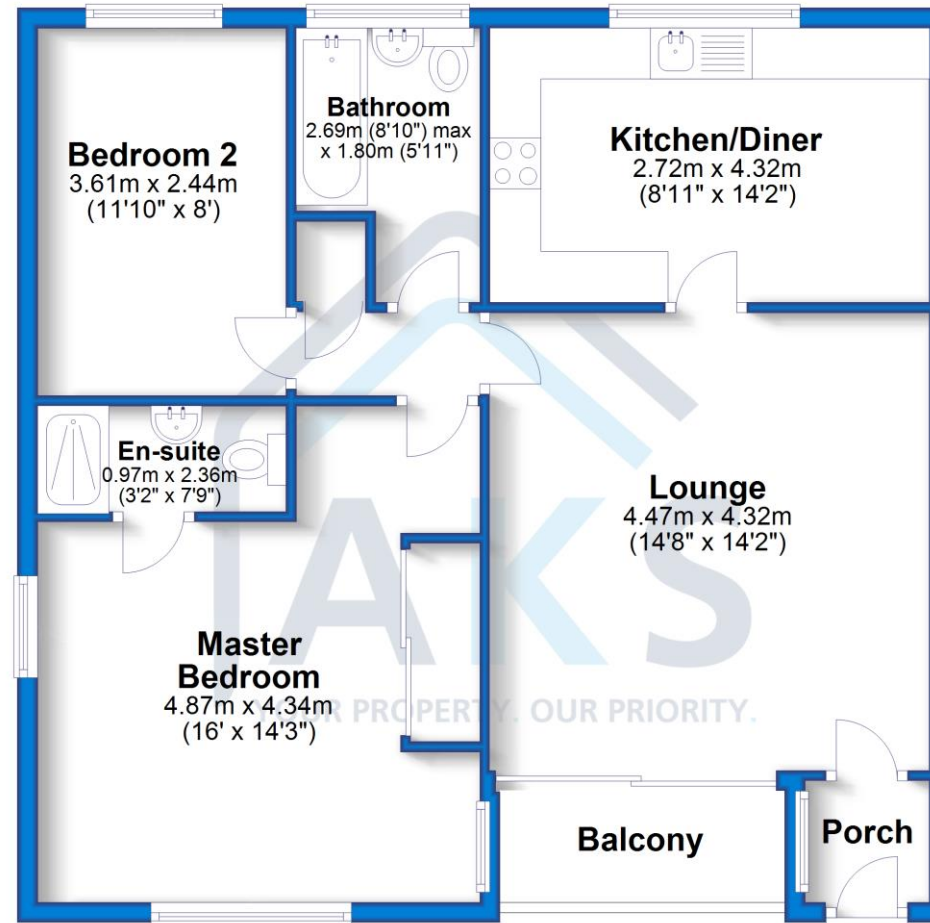
Help for sellers

If you're thinking of selling, we'd love to help you.

The Floor Plan

Ground Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

t: 01332 303030 e: hello@aksresidential.com w: www.aksresidential.com

  @aksresidential

 The Property Ombudsman

**AKS**

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.