

Gardner Court

Doveridge, DE6 5PH



Attractive Freehold first floor apartment appointed to a high standard situated in a highly desirable village.

£135,000



John German

Built by David Wilson Homes in 2020 and representing an ideal first home, downsize, lock and leave bolthole or a buy to let investment, viewing is highly recommended to appreciate its room dimensions and its exact position on this popular development.

Situated in this highly desirable village within walking distance to its amenities which include the shop and small post office with an adjoining coffee room, Cavendish Arms public house, first school, sports club, village hall and church. Several walks through beautiful surrounding countryside are also on the doorstep. The towns of Uttoxeter, Ashbourne and Burton on Trent are all only a short commute away and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A part obscure double glazed entrance door opens to the private hall having a front facing window and stairs rising to the first floor lobby where doors lead to the generously sized accommodation and there is access to the loft.

The lounge/dining room is well proportioned and has dual aspect windows providing natural light and a door leading to the well equipped fitted kitchen having a range of base and eye level units with work surfaces, inset sink unit set below a side facing window, fitted LPG hob with extractor over and oven under, wall mounted combination central heating boiler. Integrated appliances include a dishwasher, washing machine and fridge freezer.

The spacious double bedroom extends to the full depth of the property with dual aspect windows providing natural light and a lovely outlook to the side over communal space plus a useful built in wardrobe/cupboard.

Completing the accommodation is the fitted bathroom which has a white three piece suite incorporating a panelled bath with a mixer shower and glazed screen above plus tiled splash backs, half tiled walls and a rear facing window.

Outside the property has several borders and shrubbed beds. There is an allocated parking space to the front.

Note: The displayed photos are from previous marketing.
what3words: thinker.abandons.showed
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). There is a Tyneside flat arrangement with the apartment below meaning there are no service charges or ground rent payable. We are advised there is an annual communal charge of approx. £280 for the maintenance of shared areas on the development.
Property construction: Standard
Parking: Allocated
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: LPG
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type:
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/25072025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should not be used as a basis for any prospective purchase. The prices, options and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Lettoplan 1/2023





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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.

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