



Manor Court Flats Church Lane  
Barrow-On-Trent Derby



## Property Description

\*Vacant - No Chain\*

A beautifully presented first floor maisonette, refurbished to a high standard by the current owner with a gas fired central heating system, UPVC double glazing. In brief the accommodation comprises:- front entrance door with stairs to the first floor accommodation and storage cupboard to top of stairs housing the boiler. Further entrance door to inner hall, lounge/diner with feature fireplace and balcony providing stunning views over the green to front and countryside beyond, recently refitted kitchen with integrated appliances, bathroom and two bedrooms, one with fitted wardrobes. Outside the property has 1 car parking available in communal parking area, a private enclosed garden and further communal gardens. Barrow on Trent is a quiet, unspoilt Derbyshire village situated between the River Trent and the Trent and Mersey Canal. The village is located approximately 5 miles from Derby, which provides transport, links in and around the locality and also nationally.

The village is predominantly residential with a population of approximately 550 people also the village has amenities within it such as village hall, youth club, public house, School and church.

## Entrance

Front UPVC double glazed entrance door, giving private access to staircase to stairs to the first floor apartment. UPVC double glazed panels to the front, ground and first floor. Top opening window and double opening louvre fronted cupboard which houses the Alpha boiler providing domestic hot water and central heating. The cupboard has a UPVC double glazed opaque window to the side elevation and provides useful storage. Timber framed and glazed door gives access to:-

## Entrance Hallway

Having central heating radiator, double door fronted storage cupboard, which is shelved out, loft access to a partly boarded loft with light providing excellent storage, two wall light points, opening giving access to:-

## Living Room

16' 6" max into chimney breast recess x 12' 1" ( 5.03m max into chimney breast recess x 3.68m )

A particular feature of this room is the balcony giving superb aspect over the open green to the front with wrought iron balustrade and newly resurfaced flooring which is ceramic tiled. The balcony is accessed via a UPVC double glazed French door with matching attached side panels, feature stone fireplace with stone hearth and ornamental fireplace with timber mantle shelf over, coving to the ceiling, central heating radiator, carpeted flooring, wall light point.

## Kitchen

9' 8" x 9' ( 2.95m x 2.74m )

Recently refitted with a range of matching base and wall units, laminated work surfaces and matching upstands, single drainer stainless steel sink unit with chrome mixer tap over, integrated appliances comprise of electric fan assisted oven, electric hob, stainless steel extractor hood, plumbing and space for an automatic washing machine, UPVC double glazed windows to the side and rear elevations, low maintenance UPVC splashbacks and window sills, wall mounted heated towel rail, vinyl flooring.

## Shower Room

Having a three piece modern white suite comprising corner glazed shower cubicle with a chrome mains shower over fully tiled to the cubicle, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, tiled splashback, low level WC, wall mounted heated towel rail, vinyl flooring, extractor fan, UPVC double glazed opaque window to the rear elevation.

## Bedroom One

10' 11" x 12' 2" ( 3.33m x 3.71m )

Having double sliding mirror fronted wardrobe, fitted with hanging rail and shelving, UPVC double glazed window to the front elevation giving aspect over the open green, central heating radiator, coving to the ceiling, wall light point, carpeted throughout.

## Bedroom Two

10' 11" x 11' 2" ( 3.33m x 3.40m )

Having coving to the ceiling, central heating radiator, UPVC double glazed window to the rear elevation giving aspect over the garden, wall light point.

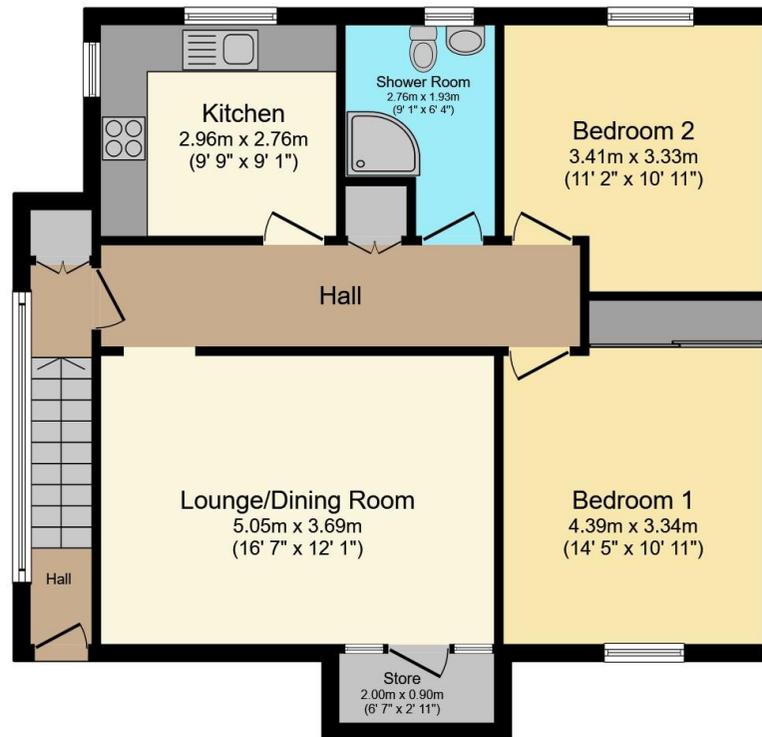
## Outside

The property has its own enclosed private garden, which is well presented having lawn and log roll edged barked border inset with shrubs, openings along a concrete path providing access to and from the garden. There are also communal areas and allocated parking.









Total floor area 74.1 m<sup>2</sup> (798 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

Property Ref: MEL205748 - 0005

Tenure:Leasehold EPC Rating: D Council Tax Band: B Service Charge:  
 952.56

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar

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