



Directions

From the offices of Hannells Estate Agents in Chellaston turn right onto High Street. At the traffic lights turn left and follow this road until reaching the A50 traffic roundabout. Take the fourth exit onto Homeleigh Way, bearing left at the next traffic island. At the next island take the first exit along the edge of the estate. At the next island take the first exit onto Rowallan Way. The apartments can be found on the left hand side.



Viewing Strictly Via Appointment Only

View this property

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

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 Registered number: 4865503

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents. These particulars are intended only as guide to the property.

They do not form part of any sale contract and although believed to be correct, they may be inaccurate in important respect.

Flat 10, Sandleford House, Chellaston, DE73 5XD | **£110,000 Leasehold**

This smart and spacious two bedroom apartment is located in the most popular Bonnie Prince Estate in Chellaston making it ideal for those commuting to one of the areas large businesses such as Rolls Royce or Toyota. Offering a good return this property is sure to appeal as a buy to let investment or to the first time buyer.

- MODERN APARTMENT
- OPEN PLAN KITCHEN, LOUNGE & DINING
- REMOTE CONTROL BARRIER TO CAR PARK
- BALCONY
- TWO BEDROOMS AND ENSUITE



Part of the Hannells Group, winners of an International Property Award 2014 - 2015
 Derby Telegraph Business Awards Finalists 2014





Hannells are delighted to offer for sale this beautifully presented, modern, two bedroom apartment located on the most popular Bonnie Prince Estate in the desirable and much sought after location of Chellaston. The property benefits from uPVC double glazing, gas central heating, video intercom system and secure barrier protected off road parking and offers spacious and well planned accommodation. In brief, the accommodation comprises: Entrance hall, spacious living area combining lounge with French doors opening out to a beautiful balcony providing excellent views over neighbouring countryside and modern fitted kitchen flooded with natural light from the well placed skylight, two good sized bedrooms, master en-suite shower room and modern fitted bathroom. Sandleford house lies convenient for local amenities including shops and well regarded schools together with good road links with the A50, A52, access for East Midlands Airport and the M1 motorway. Viewing is essential to appreciate the size and standard of the accommodation on offer.



Communal Entrance:

Entrance lobby with security entry doors and individual "buzzers" to each apartment. Staircase to appropriate floor.

Apartment Entrance Hall:

Having entrance door, with video entry system, radiator and large store cupboard.

Open Plan Living Area: 20' 8" x 11' 8" (6.29m x 3.55m)

Open plan to the kitchen with window to the rear, and double doors and windows to the side with access to the cedar wood topped balcony with cedar wood decking, recessed spotlights to the ceiling, radiator, television point, telephone point, and cable point. Kitchen area being part tiled with tiled floor, range of stylish wall and base units, rolled edge top work surfaces with integrated 1 1/4 stainless steel sink drainer and mixer tap unit, integrated Bosch hob and electric oven, extractor hood, space and plumbing for washing machine, space and point for fridge/freezer.



Bedroom One: 13' 5" x 9' 5" (4.09m x 2.87m)

Window to the side, radiator, telephone and television point and door to the en-suite.

En-Suite:

Having a shower cubicle with direct shower, pedestal wash hand basin, low flush WC, heated towel radiator, recessed spotlights to the ceiling, tiling to the floor and part tiled to the walls, electric shaving point and extractor ventilation.

Bedroom Two: 14' 4" x 8' 2" (4.37m x 2.49m)

Window to the side, radiator, television and telephone point.

Bathroom:

Having part tiled walls with tiled floor, panel sided bath and shower attachment, pedestal wash hand basin, low flush WC, electric shaving point, recessed lighting to the ceiling, heated towel radiator and extractor ventilation.



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