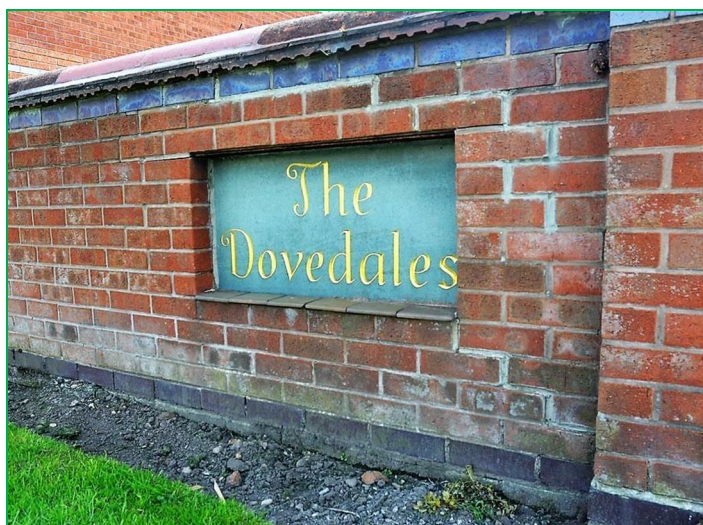


# The Dovedales, Park Road, Mickleover, Derby

Offers over £65,000





# 26 The Dovedales Park Road, Mickleover, Derby, DE3 0XL

## Offers over £65,000



COMPETITIVELY PRICED FOR EARLY COMPLETION. My Pad Professional Estate Agents are delighted to offer this well cared for sensibly priced one bedroom first floor apartment situated in this sought after development of thirty dwellings with resident manager. A full inspection will reveal a light and spacious tastefully decorated home having Upvc double glazing together with electric storage heaters. The property stands in and overlooks manicured gardens and is located close to all local amenities. In brief; Communal entrance hall with stairs and lift, reception hall, lounge / dining room, fitted kitchen, double bedroom with fitted wardrobes and bathroom with shower. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN. REDUCED FOR QUICK SALE.

### Communal Entrance Hall

To:-

### Reception Hall

Having security intercom access, slim line electric panel heater and large walk in full height storage cupboard.

### Lounge/Dining Room 16'11 x 9'8 (5.16m x 2.95m)



Having free standing period style fire surround with log effect electric fire, television and FM connection points, electric storage heater, UPVC double glazed window to front aspect (offering delightful views towards the court yard and Park Road) and open arch leading to:-



### Fitted Kitchen 9'8 x 6'6 (2.95m x 1.98m)



Having a range of fitted wall and base cupboards with laminated rolled edge working surfaces, tiled splash backs, inset stainless steel sink top with side drainer, hot and cold taps, space and plumbing for automatic washing machine, space for fridge freezer, electric cooker, ceiling extractor fan and Dimplex wall mounted electric fan heater.

### Bedroom 13'9 x 8'8 (4.19m x 2.64m)



Having a range of quality built in wardrobes comprising; two double wardrobes, overhead linen cupboard space plus two three drawer bedside cabinets (these can easily be removed to provide space for a double bed), electric storage heaters, television and FM connection points and UPVC double glazed window to front aspect (again offering delightful views over the court yard).

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Bathroom



Having three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with electric shower over, complimentary ceramic tiled walls with contrasting ceramic tiled floor, shaver socket, wall light, Dimplex wall mounted electric fan heater and ceiling extractor fan.

Outside



Manicured communal gardens to south and west. Patio area with chairs for residents to sit out and enjoy the garden.

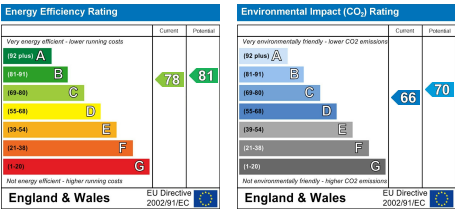


Management Charges

£250 pcm to include buildings insurance.

Lease & Management Charges

The property is available on a 99 year lease from 1986 with management charges of £250.00 per calendar month to include buildings insurance.



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### Ground Floor

