



Apt 4, Kinsale Court
Highfields Park Drive
Derby
DE22 1JX

£169,995

- For the 55's and over
- Set within a delightful mature location
- Constructed and maintained to the highest of standards and specifications
- Specialist needs and services available if required
- Within easy reach of Derby City centre and local facilities
- VIEWING ESSENTIAL
- A comfortable one bedroom apartment - an ideal retirement home

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This one bedroom apartment offers sumptuously appointed accommodation, having been well considered and thoughtfully designed specifically for the elderly, offering easy to manage and low maintenance accommodation with the benefit of full gas central heating and double glazing throughout.

An internal inspection will reveal kitchen with quality fitted units with integrated appliances included, a double bedroom, walk-in shower room.

A good opportunity for the elderly to acquire this easy to manage and affordable apartment with the benefit of gas central heating and double glazing throughout providing manageable accommodation within this highly favoured residential development.

This is indeed an ideal accommodation for those 55 and over with retirement in mind, enjoying the benefits of secluded mature locality within easy reach of comprehensive facilities, the accommodation is well maintained by the current freeholder and there are ample facilities available for health and comfort, for further information contact the agent.

LOCATION

A well-positioned and presented apartment enjoying this exclusive favoured location within a mature setting, just off the popular Broadway in Derby, offering affordable and low maintenance accommodation with specialist care facilities close by if required.

ACCOMMODATION

ENTRANCE HALLWAY

With central heating radiator.

LOUNGE/KITCHEN

23'0" x 11'5"

With central heating radiator, French door with glazed side screen with views, decorative coving, wall light points.





KITCHEN AREA

Offering light oak units with 1½ bowl inset sink unit, mixer tap, a range of base cupboards, single base cupboards, drawer units, inset halogen hob with extractor hood above in matching housing unit, integrated double oven and grill in matching housing unit, complementary wall mounted cupboards, concealed boiler, wall mounted glazed china cupboard, tiled surrounds to work surfaces, plumbing for automatic washing machine and dishwasher (both included), tall fridge freezer (included), decorative coving, laminate floor covering.

WALK-IN SHOWER ROOM

With full tiled surrounds, shower, wash hand basin, WC, central heating radiator.

BEDROOM ONE

Central heating radiator, decorative coving.

PLEASE NOTE

There are additional facilities available subject to negotiation and availability, with an individual personal care package at £10 per hour, domestic support of £10 per hour and meals at subsidise rates.

WELL-BEING PACKAGES AVAILABLE

Please see attached photos for services available.

DIRECTIONAL NOTE

- Assistance in Emergency for example fire, flood etc.

Silver service - £35.00 per week*

- Help to settle in to new flat.
- Pendant alarm and 24-hour emergency cover and response in emergency situations relating to care and assistance in the home for example if a light bulb needed changing.
- Assistance in Emergency for example fire, flood etc.
- Help to find appropriate trades people.
- Access to meals cooked in the residential home. These can be delivered to your home or taken in the dining room, this service is for residents use only and must be ordered the day before. (Charged at -£1.50 for Soup and Roll, £3.00 for Main Course and £2.00 for Pudding.)
- Access to social activities and events in the residential home.

Gold service- £75.00 per week*

- Help to settle in to new flat.
- Pendant alarm and 24-hour emergency cover and response in emergency situations relating to care and assistance in the home for example if a light bulb needed changing.
- Assistance in Emergency for example fire, flood etc.
- Help to find appropriate trades people.

Support that can purchased at an additional cost

1. Individualised personal care from 15 per hour.
2. Domestic support from £12 per hour.
3. Laundry service (£5 per KG).
4. Access to chiropody services (charged at Providers rates).
5. Access to hairdressing services (charged at Providers rates).
6. Taxi to from hospital appointments (charged at Providers rates).
7. Carer escort to and from hospital appointments at £15 per hour (taxi charges not included).
8. Access to trips out charged at £10* per trip or individual ticket price for example in the case of Theatre/ Pantomime trips.
9. Handy man services charged at £12 per hour.
10. Rental of Flat 17 for visitors at £50 per night.

* Charges are per tenant.

All charges are subject to annual review.

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From Derby proceed along the main Duffield Road to the traffic island by the Broadway public house turning left into Broadway. After approximately 100 yards take the turning right into Beechwood Park Drive and following the road around to the right and take the turning into Highfields Park Drive. The property will be situated on the right hand side.

VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).

ASHBOURNE

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DERBY LETTINGS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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