



Flat 21, Eaton Court
Leaper Street
Derby
DE1 3NX

£37,500

- No Upward Chain
- 50% Shared Ownership
- Close to Derby City centre
- Residence and visitor parking
- Electric storage heaters and double glazing (where stated)
- Communal entrance hall
- Private entrance hall
- Lounge/diner
- Breakfast kitchen
- Two bedrooms

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This purpose built two bedroom first floor retirement flat is situated in this popular residential development purposely built for the over 50's and located in the ever popular Ashbourne Road area of Derby.

The accommodation is offered for sale with no upward chain and has electric storage heaters and double glazing (where stated) and in brief comprises, communal entrance hall with staircase and lift leading to the first floor, private entrance hall, lounge/diner, breakfast kitchen, two bedrooms and a bathroom. Please note we have been advised there is a warden assisted service available with this apartment if required.

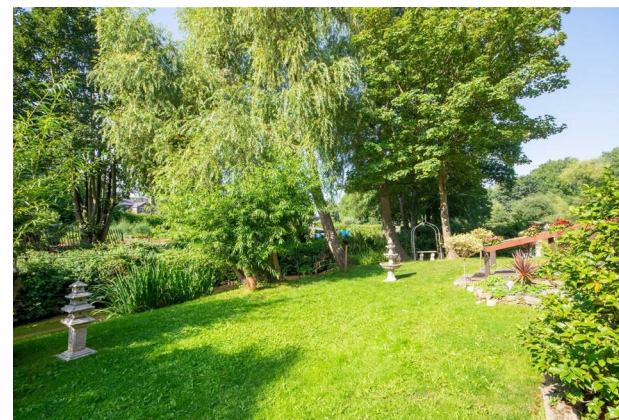
LOCATION

The property offers easy access to the City centre, which offers a wide range of shopping facilities within the Cathedral Quarter with its many hotels, bars, restaurants and the Derbion Shopping centre with its many major retail outlets together with Derby Market Hall. The property is also situated within easy access of Kedleston Road, Derby City centre and Markeaton Park.

ACCOMMODATION

ON THE FIRST FLOOR





FLAT 21

Upvc door providing access to:

PRIVATE RECEPTION HALLWAY

Electric storage heater, circuit board, pull-cord security system, useful airing cupboard and doors off.

LOUNGE/DINER

16'4" x 12'2" max

Electric storage heater and fireplace, upvc sealed unit double glazed french doors opening onto:

JULIET BALCONY

Enjoying fine views over allotments and wooded area.

BREAKFAST KITCHEN

9'6" max x 8'6"

Roll top preparation surfaces, inset stainless steel sink, tiled splash-backs, range of cupboards and drawers under, space and plumbing for washing machine, fridge/freezer, complementary wall mounted cupboards, electric heater and glazed windows in wooden frames to front.

BEDROOM ONE

12'9" x 10'6"

Built in wardrobes, electric storage heater, upvc sealed unit double glazed window to rear overlooking the allotments.

BEDROOM TWO

10'6" x 7'5"

Electric storage heater and single glazed window in wooden frame to front.

BATHROOM

6'6" x 5'9"

Comprising pedestal wash hand basin, low level w.c., bath with shower over, electric extractor fan, heated towel radiator and heater.

OUTSIDE & GARDENS

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The communal gardens are located to the rear of the building and have lawned area with an outlook over allotments and Markeaton Brook, planted with an array of mature trees, shrubs and plants. There is also a communal car park with additional visitor car parking spaces.

TENURE

The property is Leasehold. The Lease is 125 years from 1993. There is a Rent payable 48 weeks of the year of £48.75 per week. Also payable is a Service Charge of £15.33 per week and a Building's Insurance of £2.06 per week.

COUNCIL TAX BAND

Derby City - B.

DIRECTIONAL NOTE

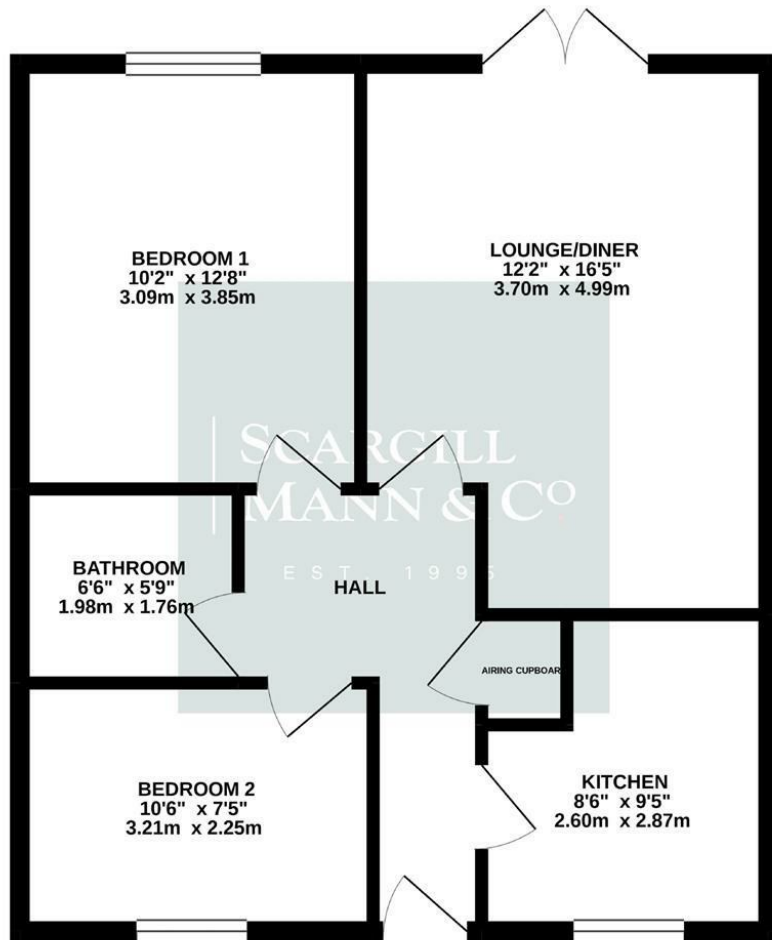
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Leaving Derby City centre via Five Lamps, take a left hand turning into West Avenue, turn right into Parker Street, which eventually leads into Leaper Street and then right into Eaton Court.

VIEWING

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	85
(69-80) C			
(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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