

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Flat 21, Eaton Court, Leaper Street Derby, DE1 3NX



A purpose built two bedroom first floor retirement flat forming part of this development for the over 50's with delightful communal gardens overlooking Markeaton Brook

- For the over 50's • 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 • Bathroom
- **VIEWING RECOMMENDED** •

50% Shared ownership £37,500 - Offers In Excess Of



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720
derby@scargillmann.co.uk www.scargillmann.co.uk



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 4.99m x 3.70m max (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 2.89m max x 2.60m (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 3.88m x 3.20m (12'9" x 10'6")

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

BEDROOM TWO 3.21m x 2.25m (10'6" x 7'5")

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

BATHROOM 1.99m x 1.75m (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



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

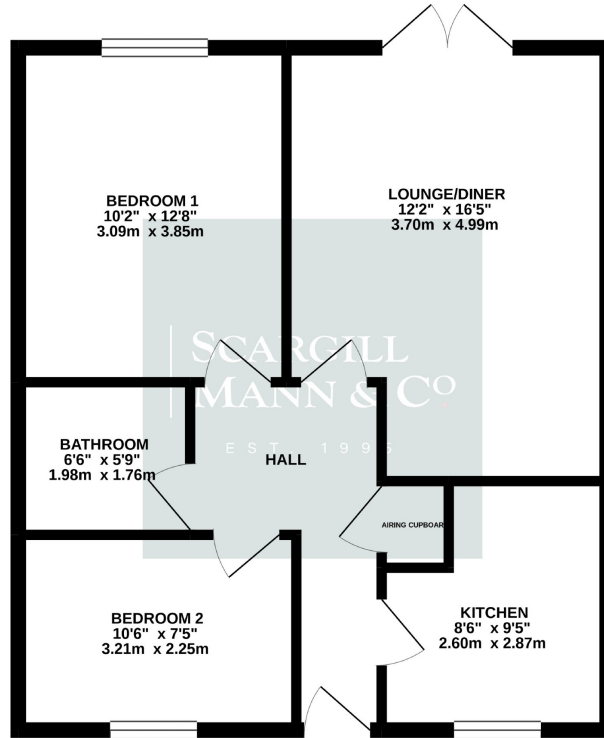
Derby City - B.

DIRECTIONAL NOTE

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

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.
Made with Metropix ©2021

CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk