



2 Bed Apartment

8 Cutler Brook Drive, Allestree, Derby DE22 2EE

Price £225,000 Leasehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Impressive First Floor Apartment – Corner Position
- Located on the Edge of the Development – Far Reaching Views
- Benefits From Its Own Private Entry
- Open Plan Living Lounge/Dining/Kitchen
- Two Double Bedrooms
- Ensuite & Bathroom
- Allocated Two Car Parking Spaces
- Well Kept Communal Gardens – Cycle Store
- Ecclesbourne School Catchment Area
- Popular Kedleston Grange Developement – Close to Amenities & Open Countryside

PRIVATE ENTRY TO STUNNING APARTMENT & VIEWS – Impressive two double bedroom with two bathroom first floor apartment located on the edge of the development and sure to appeal to professionals or couples – VIEWING ESSENTIAL

The Location

Kedleston Grange is a highly sought after Miller Homes development located of the fringes of Allestree and Quarndon. This popular location has many countryside walks on its doorstep, with public footpaths leading across to Kedleston Hall.

Within close proximity are an excellent range of local amenities including the noted Park Farm shopping centre. There are excellent local schools at all levels with the property falling within the catchment area for the noted Ecclesbourne School Catchment.

There are regular bus services to Derby City Centre and local recreational facilities include Woodlands Tennis Club, Allestree and Markeaton Park's and the nearby Kedleston Golf Course. In addition there are many reputable pubs and restaurants within close proximity.

There is easy access onto the A38 leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota

Accommodation

Private Entrance to Apartment

With entrance door.



Hallway

With tiled effect flooring, radiator, handrail and staircase leading to first floor apartment.

Open Plan Living Lounge/Dining/Kitchen



Lounge Area

With high ceiling, tiled effect flooring, radiator, double glazed window and countryside views.



Dining Area

With radiator, tiled effect flooring and high ceiling.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with stainless steel extractor hood over, built-in electric fan assisted oven, integrated fridge/freezer, integrated washer dryer, integrated dishwasher, high ceiling, tiled effect flooring and double glazed window.



Useful Pantry Store

With matching tiled effect flooring, fitted bookcase and internal panelled door with chrome fittings.

Inner Hallway

With matching tiled effect flooring, radiator and access to roof space.

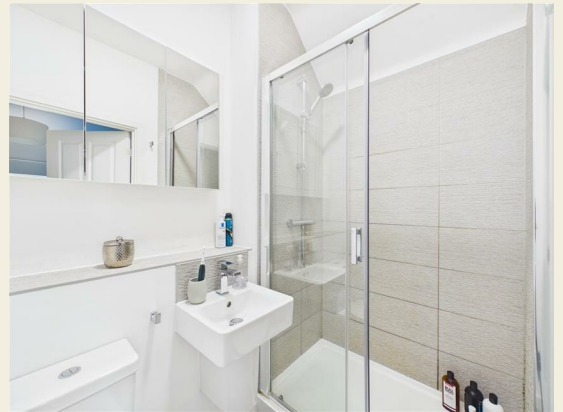
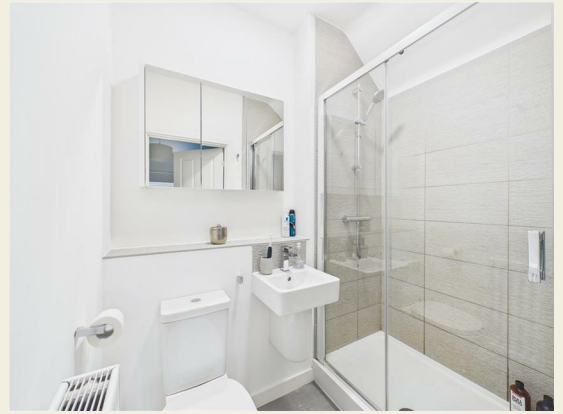
Double Bedroom One

With fitted wardrobes with sliding doors, high ceiling, radiator, countryside views to rear, double glazed window and internal panelled door with chrome fittings.



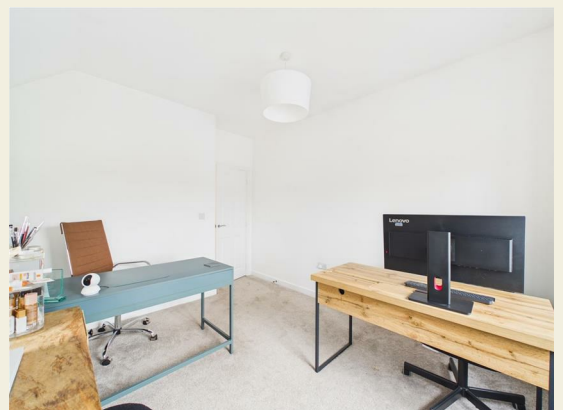
En-Suite

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings, low level WC, tiled splashbacks, tiled flooring, radiator, high ceiling, extractor fan, wall mounted mirror, bathroom cabinet and internal panelled door with chrome fittings.



Double Bedroom Two

With radiator, high ceiling, countryside views, double glazed window to rear, double glazed window to side and internal panelled door with chrome fittings.



Bathroom

With bath with chrome fittings with chrome shower over with shower screen door, fitted wash basin with chrome fittings, low level WC, tiled splashbacks, tiled flooring, high ceiling, extractor fan, radiator, double glazed obscure window to side with tiled sill and internal panelled door with chrome fittings.



Commual Gardens & Grounds

There is well kept and managed gardens and grounds.



Allocated Car Parking

The property benefits from two allocated car parking spaces located close to the apartment.



Visitors Car Parking

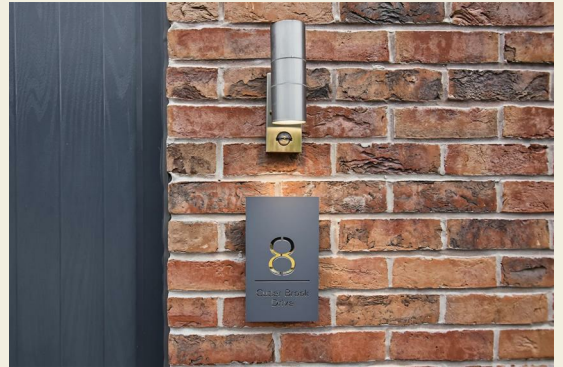


Bin & Cycle Store

Tenure

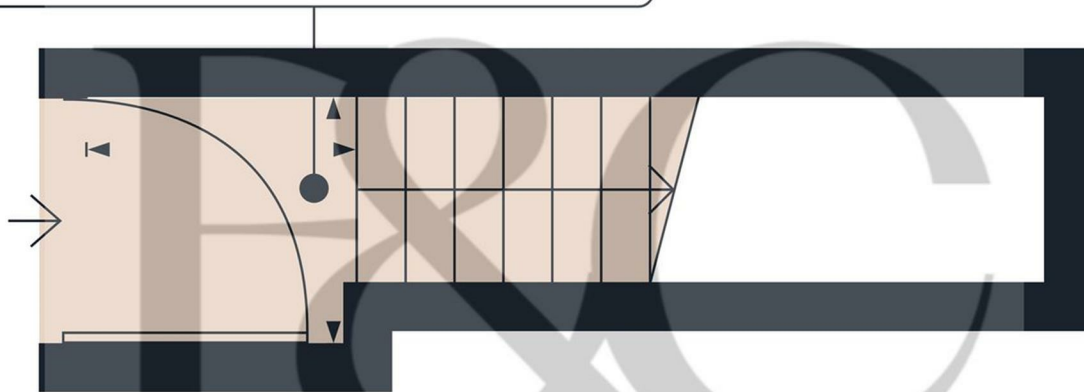
The property is Leasehold with a 999 years lease. Built in 2022 therefore 995 years remaining. There is a monthly estate service charge of approximately £61.50 per month. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band B



Own Private Entrance

3'11" x 3'9"
1.21 x 1.16 m



Floor 0

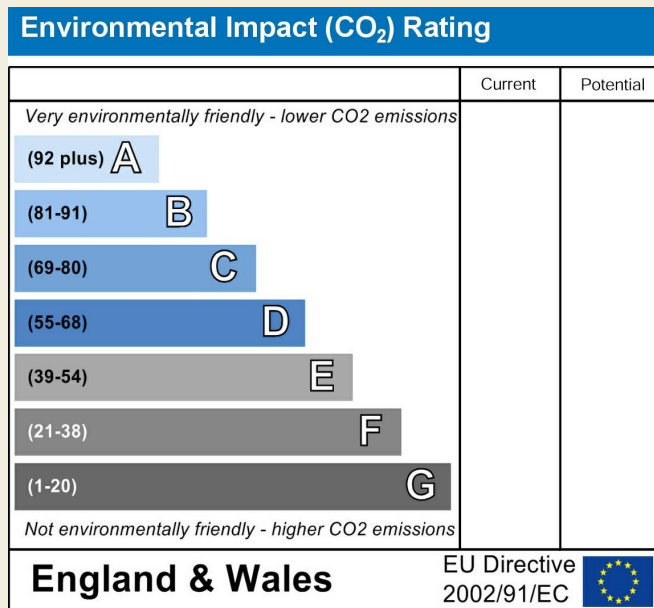
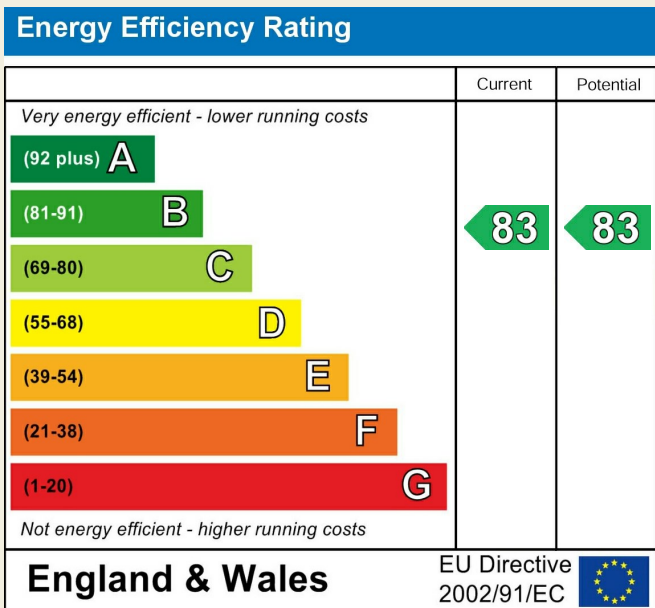
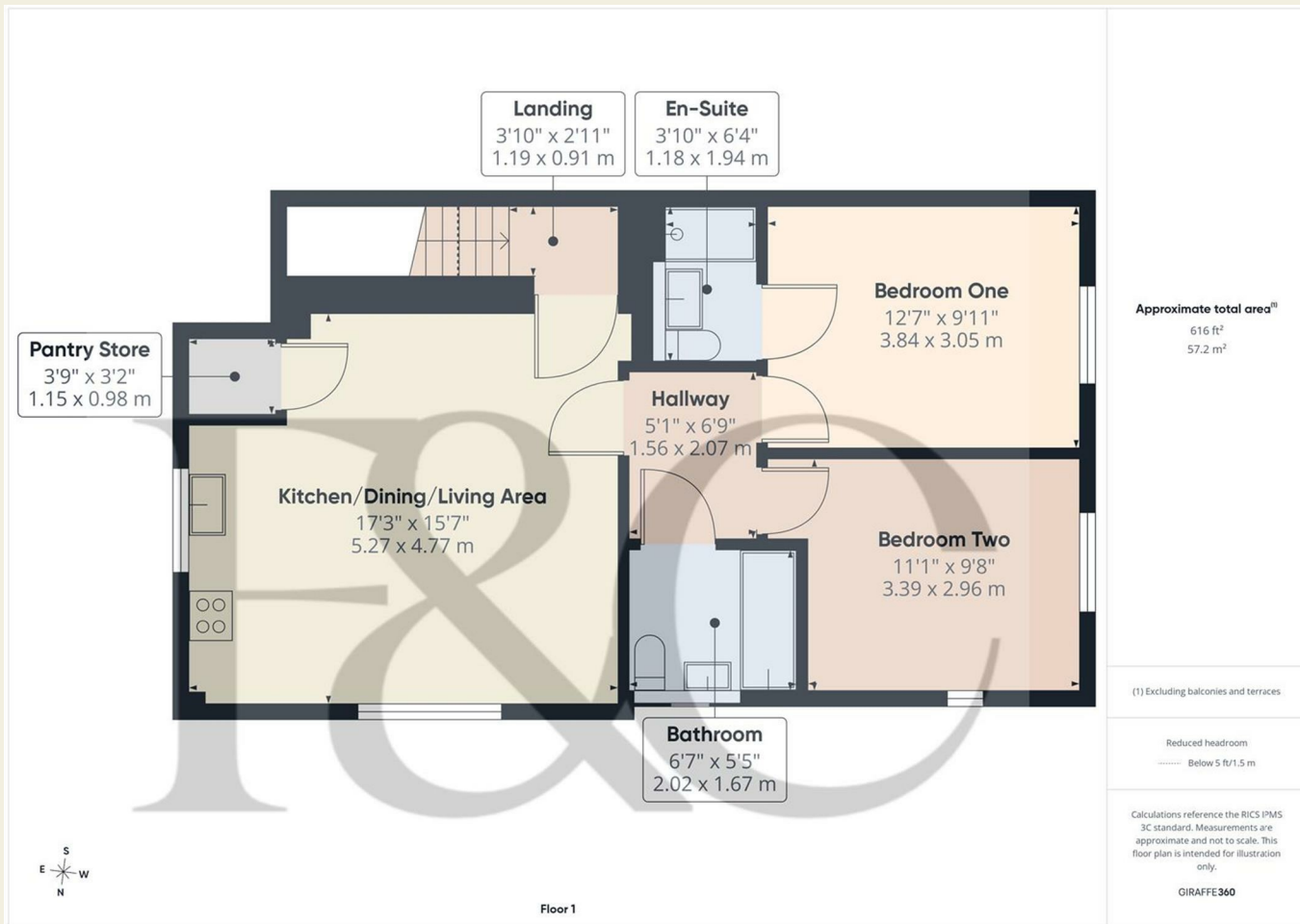
Approximate total area⁽¹⁾

44 ft²
4.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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