

Meadow Court Bridge Street, Belper, DE56 1HE

Offers In The Region Of £177,500
Leasehold



- A Superbly Presented First Floor Flat
- Sought After Over 60's Development In The Heart Of Belper
- Entrance Hallway And Landing
- A Comprehensively Fitted Modern Kitchen
- Lounge/dining Room With Double Windows To The Front
- Two Bedrooms
- Luxury Shower Room With Modern Three Piece Suite
- Communal Gardens And Laundry Room
- Resident And Visitor Parking
- Warden Support If Required (Optional)





Summary

This first floor apartment is located within the highly popular over 60's development of Meadow Court, which is located behind Riverside doctors surgery, just a few minutes walk from local shops, amenities and public transport links found in the town centre.

Accommodation comprises an entrance hallway/staircase, first floor hallway, light and spacious lounge/dining room, a modern and comprehensively fitted kitchen, a modern shower room with a white three piece suite, one double bedroom with built in wardrobes and a single bedroom/sitting room/study

To the outside of the property are well maintained communal grounds and ample parking for residents and visitors.

There is a communal social room and laundry room if residents chose to use.

Warden facilities are optional.

An internal inspection is highly recommended to fully appreciate this lovely, well maintained flat.

F&C

The Location

Located in the heart of Belper Town Centre, behind Riverside doctors surgery, just a few minutes walk from local shops, amenities and public transport links found in the town centre. Belper Train Station is a short walk away and provides regular services to Derby, Matlock and major cities. London St Pancras is within a two hour commute. The A6, running through Belper provides easy access to the Peak District and further afield. The A38 and M1 are within a short drive.

Accommodation

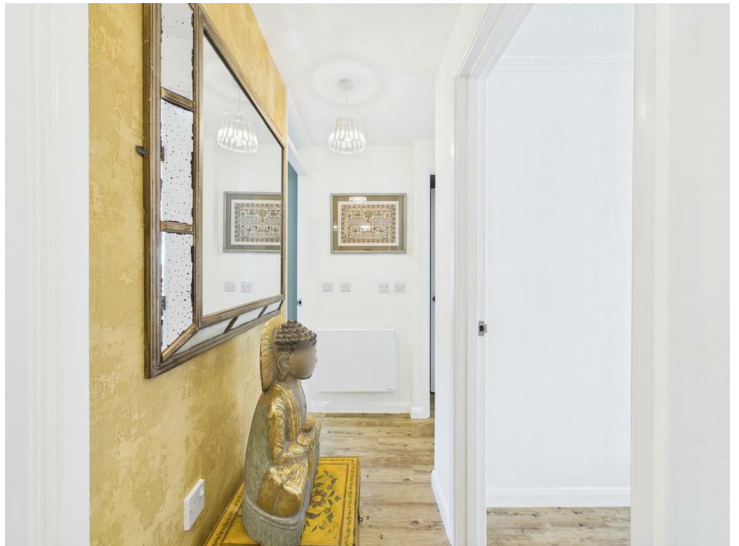
Entrance Hall

Having a wood grain effect LVT floor, a double glazed door with obscure glass insert to the front and stairs lead off to the first floor.

Hallway

9'8" x 2'10" (2.96 x 0.87)

Having a wood grain effect LVT floor and a wall mounted electric heater.



Lounge/Dining Room

16'7" x 11'2" (5.08 x 3.41)

With two double glazed windows to the front elevation, a wood grain effect LVT floor and a wall mounted electric heater.



Kitchen

9'3" x 8'2" (2.84 x 2.49)

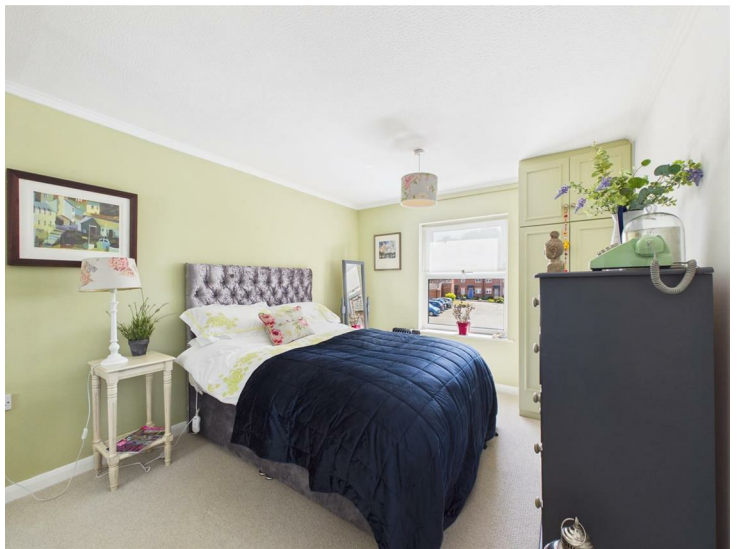
Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary quartz work surface over incorporating Belfast sink with mixer tap and draining area. Appliances include an electric hob, extractor fan, extractor hood with light, dishwasher, refrigerator and freezer. There is an additional larder unit which provides excellent storage space, inset spotlighting to the ceiling, under lighting to the units and a double glazed window to the rear. Having a wood grain effect LVT floor



Bedroom One

11'6" x 9'8" (3.52 x 2.97)

Having a double built-in wardrobe with sliding doors with mirrored fronts providing excellent hanging and storage space. There is an additional fitted cupboard with overhead units and a UPVC little glazed window to the front elevation.



Bedroom Two

8'3" x 7'7" (2.52 x 2.33)

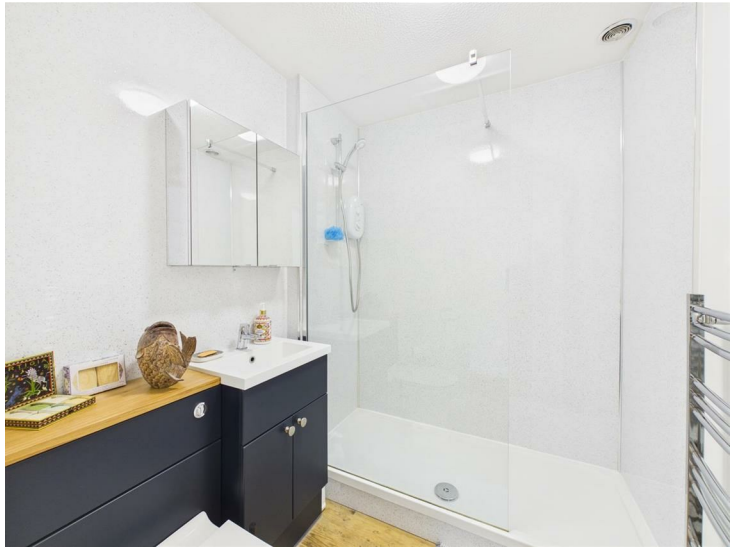
Having a wood grain effect laminate floor, a wall mounted electric heater and a UPVC double glazed window. An over stairs cupboard provides excellent storage space.



Modern Shower Room

6'9" x 5'5" (2.07 x 1.67)

Appointed with a three piece suite comprising a double walk-in shower cubicle with splashback boarding, a glass shower screen and an electric shower over, a vanity wash handbasin with useful cupboards beneath and an inset low flush WC. Having a wall mounted chrome heated towel rail, a built-in cupboard providing excellent storage space, a wall mounted bathroom cabinet with mirrored doors, extractor fan and access is provided to the roof space.



Outside

Meadow court is beautifully presented with communal gardens and car park for residents and visitors with an additional laundry room and warden on site, all of which are covered within the service charge.



Tenure

We are informed by the vendor that the property is Leasehold and management fees are £1700 per annum, paid in two instalments.. The management fees cover ground rent, buildings insurance, maintenance of communal gardens and facilities, window cleaning, water and warden support should it be required. There is also a Laundry Room. You are advised to have this clarified by your legal adviser prior to exchange of contracts and all details can be provided by the vendor's legal representative.

We understand from the vendor that there are 82 years remaining on the lease, however buyers will need to have this verified by their legal representative prior to exchange of contracts. The development is for over 60's occupation.

Council Tax Band B**Estate Management Fees**

Please note, we have been informed by the vendor that there is an annual estate service charge of £1,700. and a ground rent fee of £10. Should you proceed with the purchase of this property this must be verified by your solicitor.



Approximate total area⁽¹⁾
536 ft²
49.8 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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Flat 32
Meadow Court Bridge Street
Belper
DE56 1HE

Council Tax Band: B
Tenure: Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 	