



1 Bed Flat/Apartment

3 West House Norfolk Gardens, Darley Abbey, Derby DE22 1AJ

Price £99,950 Leasehold



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**Fletcher
& Company**

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- Light & Spacious Corner First Floor Apartment
- Close To Darley Park & City Centre
- Good Position with Norfolk Gardens – Set Well Back From Duffield Road
- Gas Central Heating & Double Glazing
- Lounge/Dining Room & Kitchen
- One Double Bedroom & Bathroom
- Well Kept Communal Gardens & Grounds
- Car Parking Spaces
- Close To Regular Bus/Train Services
- Walking Distance To Darley Park & Markeaton Park – Fast Access To A6, A52, A50 & M1

CLOSE TO DARLEY PARK & CITY CENTRE – Situated off Duffield Road, only a short walk from Darley Park and the vibrant city centre, this is an opportunity to acquire a light and spacious corner first floor apartment.

The gas central heating and double glazed accommodation briefly comprises a communal entrance hall, hallway with large storage cupboard and control for intercom system, lounge/dining room, kitchen with integrated oven and hob, double bedroom with built-in wardrobe and a bathroom with bath and shower. Outside the property benefits from managed communal gardens and there is a managed communal car parking space.

Norfolk Gardens is a much sought after residential location knowing to its brilliant position close to the vibrant city centre with its wealth of bars restaurants and the Intu shopping centre. Local parks and schools are a short distance away and the property is close to a bus route.

The apartment would ideally suit a first time buyer/investor.

The Location

Darley Abbey village is situated approximately 1 mile north from Derby City centre and offers a historic church, Rugby club, public houses and a regular bus service operates along Duffield Road (A6). The beautiful Darley Park which borders Darley Abbey village offers a cafe, fine dining at the restaurant, Darley's, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. It also has a nature reserve known as Nutwood. Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway.

Accommodation

Communal Entrance Hall

With staircase leading to first floor.

Entrance Hallway to Apartment

With entrance door and storage cupboard.

Lounge/Dining Room

With radiator and double glazed window to front.



Kitchen

With wall and base units with matching worktops, gas hob, built-in electric oven, one and a half stainless steel sink unit with mixer tap, plumbing for automatic washing machine, radiator and double glazed window to rear.



Inner Hall

With storage cupboard.

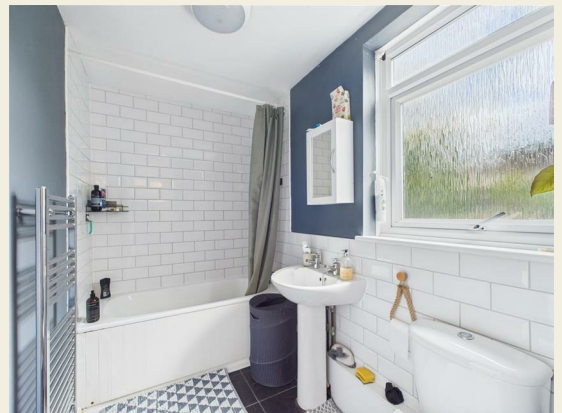
Double Bedroom One

With wardrobe, radiator and double glazed window.



Bathroom

With bath with shower, pedestal wash handbasin, low level WC, tile splashbacks, heated chrome towel rail/radiator and double glazed window.



Communal Gardens & Grounds

The property benefits from well-kept, managed, communal gardens and grounds.

Car Parking

There are communal car parking spaces.

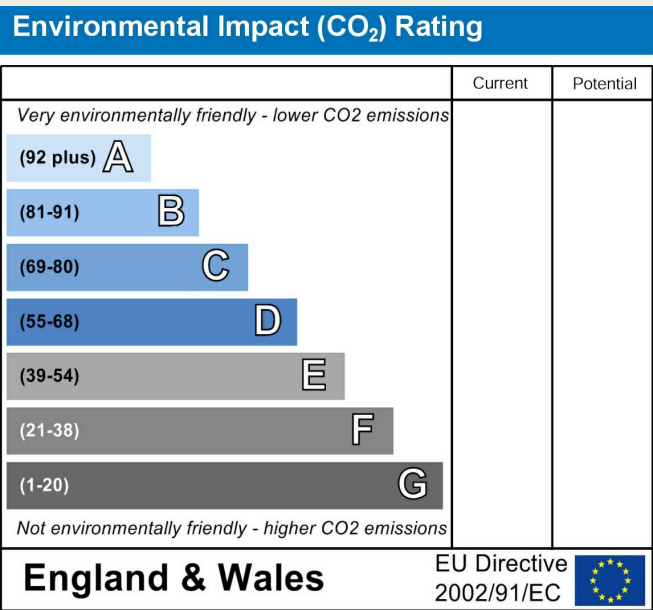
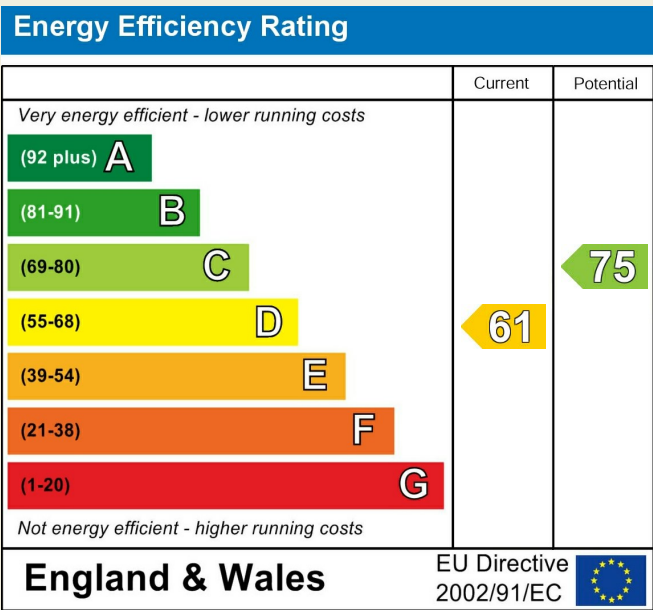
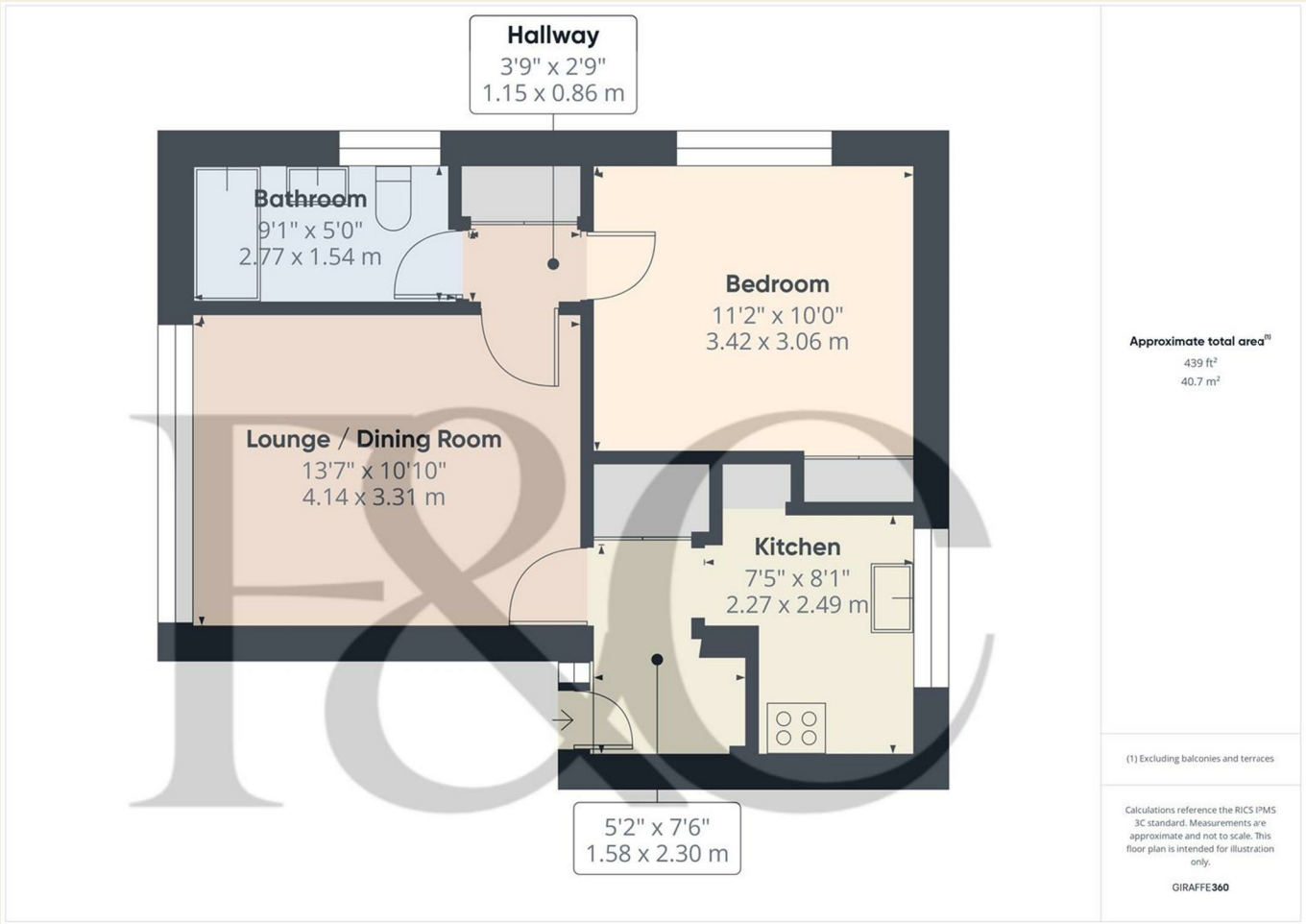
Leasehold

Built in 1975 with 150 year lease (100 years remaining). Service Charge/Ground Rent - £140 per month.

Council Tax - A
Derby City

Directions

Leave Derby City centre along Duffield Road (A6) and turn left onto Beech Drive. Norfolk Gardens are situated on the right hand side and the apartment can be found on the left hand side (West House)



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