Fletcher & Company

78 Hall Park Close, Littleover, Derby, DE23 6GY

Offers Around £115,000

Leasehold



- No Upward Chain
- First Floor Apartment
- Spacious & Well-Presented
- Secure Communal Entrance Hall
- Entrance Hall with Generously Sized Cloakroom off
- Lounge/Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Residents' Only Parking
- Quiet Cul-de-Sac Location
- Viewing Recommended





Summary

This is an extremely spacious, three bedroom, first floor apartment occupying a quiet cul-de-sac location close to the heart of Littleover.

The property is sold with the benefit of no upward chain with electric heating and double glazing. The accommodation comprises hallway, inner hallway, spacious lounge/dining room with pleasant open outlook and kitchen off, useful generously sized cloak cupboard, three bedrooms and a bathroom.

The property benefits from resident's parking and is set within attractive communal grounds.

The Location
The property's location is a short distance from Burton Road offering an excellent range of amenities including shops, restaurants, nearby primary school and a regular bus service into Derby City centre. There is a further good range of secondary schooling.

Accommodation

Communal Entrance Hall
A secure, communal entrance hall provides access to staircase leading to first floor.

Private Entrance
A private entrance door provides access to entrance hall.

Entrance Hall
6'2" x 2'11" (1.88 x 0.89)
With intercom system and door to cloakroom/useful storage facility.

Spacious Lounge/Dining Room
20'8" x 11'1" (6.32 x 3.38)
Having an electric storage heater, double glazed windows to side and rear offering pleasant outlook over communal grounds and mature trees.





Kitchen

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for an electric cooker, fridge freezer and washing machine, wall mounted electric heater and double glazed window to side.



Inner Hallway

9'0" x 3'3" (2.75 x 1.00)

With useful storage cupboards and electric storage heater.

Bedroom One

14'8" x 7'6" (4.48 x 2.29)

Having an electric heater and double glazed window to side.



Bedroom Two

9'3" x 6'11" (2.82 x 2.13)

With electric heater and double glazed window to front.



Bedroom Three
8'5" x 6'6" (2.58 x 2.00)
With electric heater and double glazed window to front.



Bathroom
7'9" x 5'4" (2.38 x 1.65)
Appointed with a low flush WC, pedestal wash handbasin, panelled bath, Wall mounted electric heater and two double glazed windows to side.

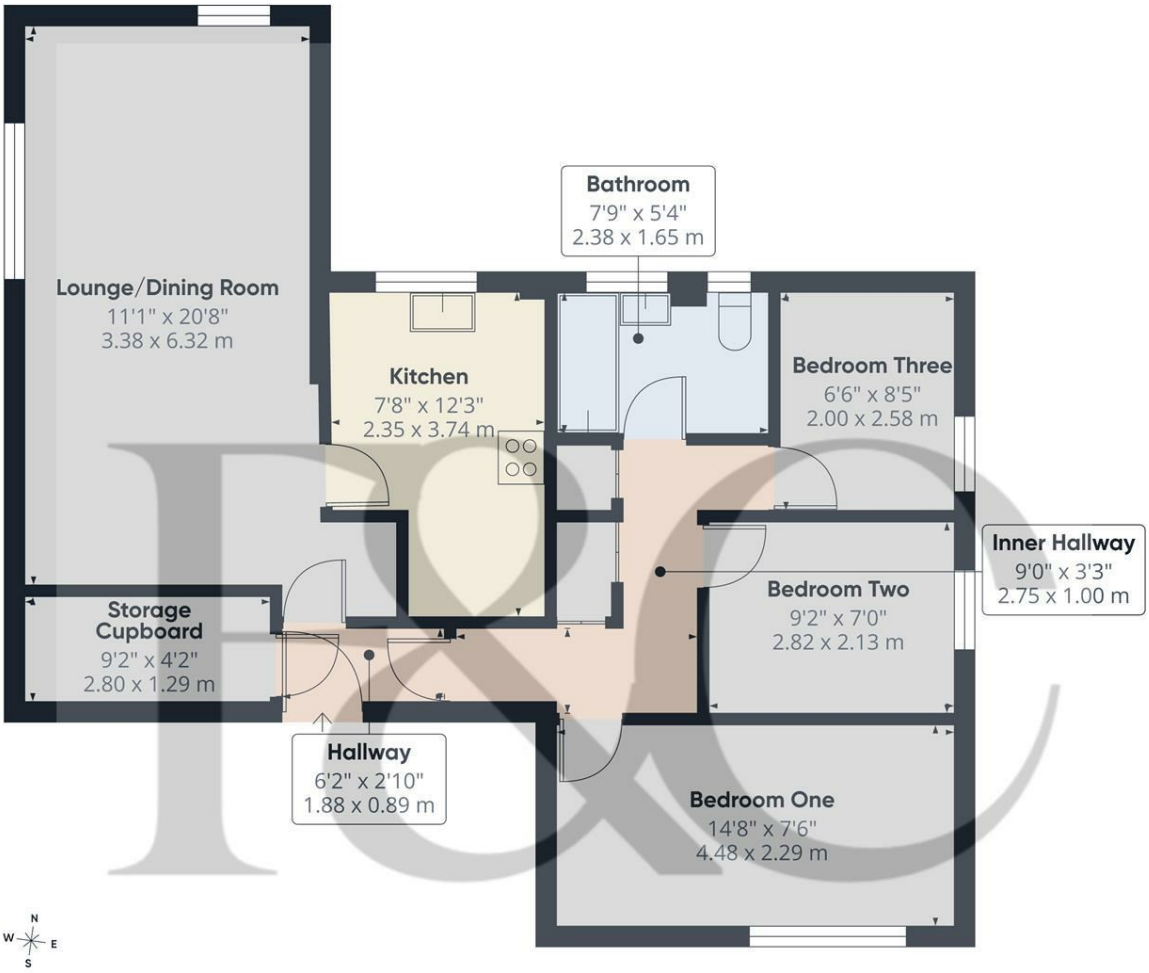


Outside
The property is set within communal grounds and features a lawn, play area and residence only parking.

Tenure
The property is Leasehold with a lease of 990 years commencing in Oct 2026.

There is an annual service charge of £2273.52.

Council Tax Band A



Approximate total area(1)

727 ft²

67.5 m²

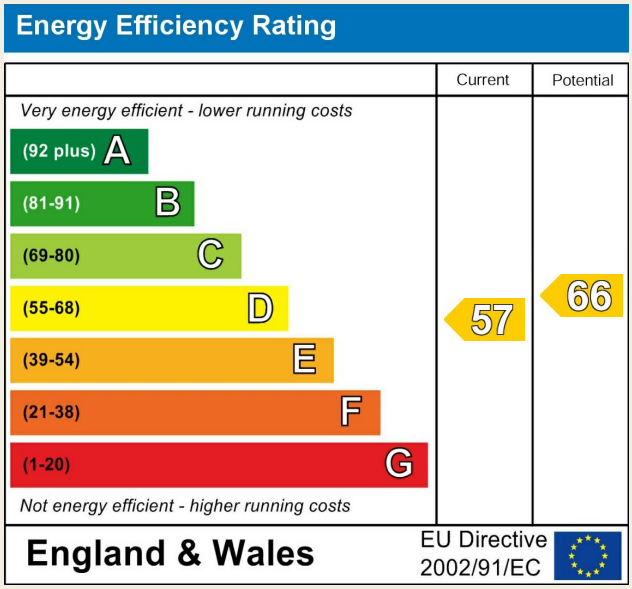
(1) Excluding balconies and terraces

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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Council Tax Band: A
Tenure: Leasehold