

# Fletcher & Company

7 Brindley Court Wilkins Drive, Allenton, Derby, DE24  
8YR

---

Offers Around £45,000

Leasehold

---



- Ideal Investment Purchase
- Ground Floor Apartment
- Entrance Hall
- Kitchen & Lounge
- Bedroom
- Bathroom
- Rear Garden
- Useful Outbuilding
- Residents Only Parking to Rear
- Close to Local Amenities





## Summary

---

This is a ground floor apartment requiring some modernisation, benefitting from residents only parking to rear and garden. The property comprises entrance hall, lounge, kitchen, bedroom and bathroom. The property is sold with the benefit of no upper chain and would be ideal for first time buyer or a buy to let investment.

# F&C



### **The Location**

The property is close to an excellent range of amenities including schooling, shops, easy access into Derby City Centre and nearby transport links as well as regular bus services.

### **Accommodation**

#### **Entrance Hall**

14'7" x 2'9" (4.47 x 0.86)

Entrance door provides access to hallway with useful storage space.

#### **Lounge**

11'9" x 10'6" (3.59 x 3.22)

With window to rear.



#### **Kitchen**

8'1" x 5'9" (2.48 x 1.77)

Having roll edge worktops, tiled surround, inset sink unit, fitted base cupboards, complementary wall mounted cupboard and appliance space suitable for washing machine and cooker.



### **Bedroom**

10'4" x 9'3" (3.17 x 2.83)

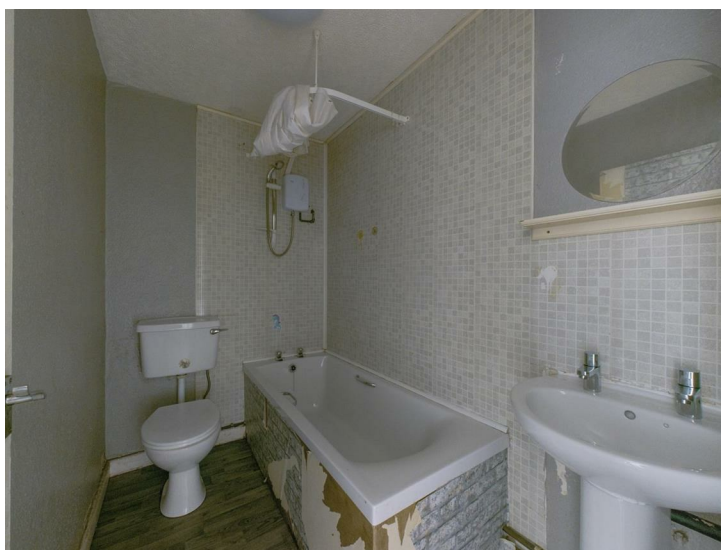
With electric heater and window to front.



### **Bathroom**

7'10" x 4'10" (2.39 x 1.48)

Comprising low flush WC, pedestal wash handbasin and bath with shower over.



### **Outside**

To the front of the property there is a small courtyard. To the rear, is an enclosed garden and beyond this there are residents parking spaces and useful outbuilding.

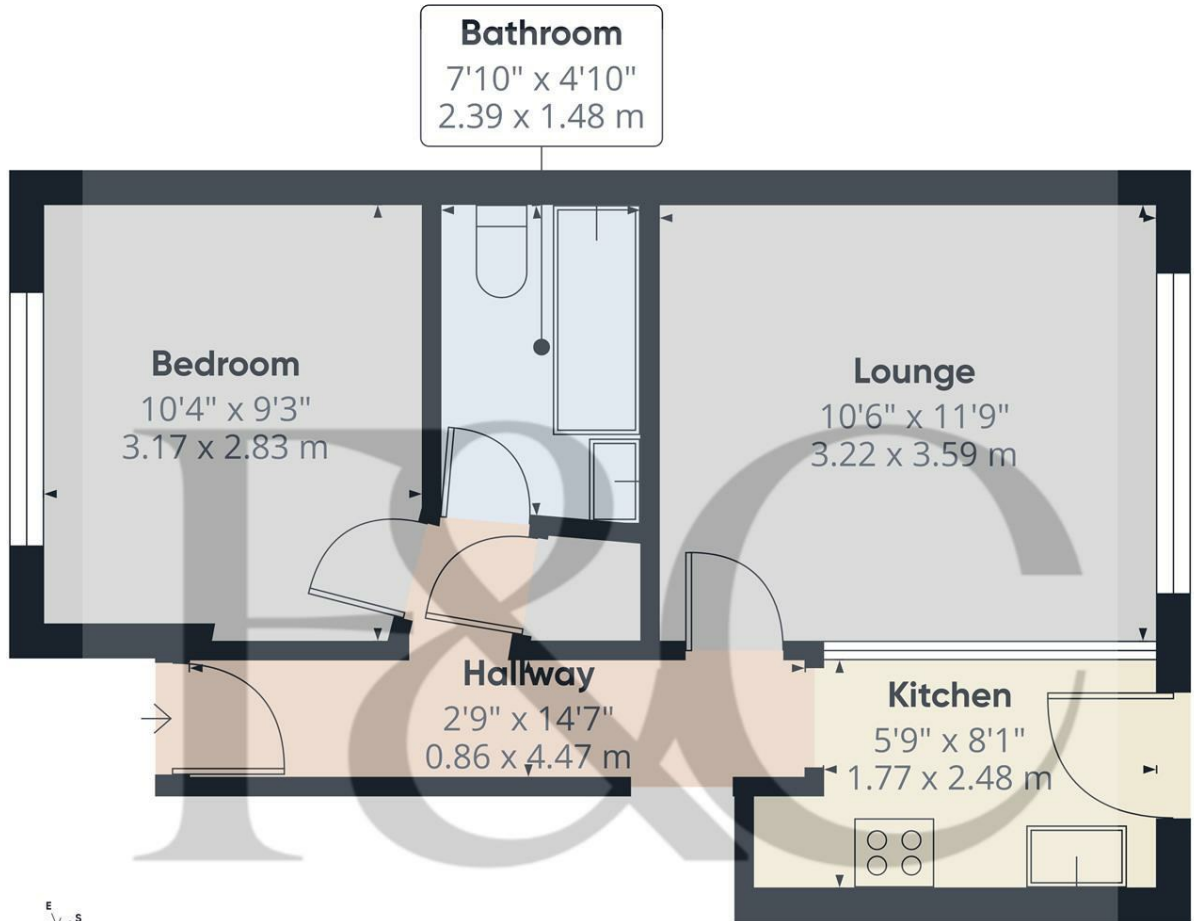


### **Tenure**

Please note, we have been informed by the vendor that there is an annual estate service charge of £1500 and an annual ground rent charge of £60. We have also been informed by the vendor that there are 93 years remaining on the lease.

Should you proceed with the purchase of this property this must be verified by your solicitor.

**Council Tax Band A**



Approximate total area<sup>(1)</sup>  
369 ft<sup>2</sup>  
34.3 m<sup>2</sup>

(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.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

7 Brindley Court Wilkins Drive  
Allenton  
Derby  
DE24 8YR

Council Tax Band: A  
Tenure: Leasehold

