

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)

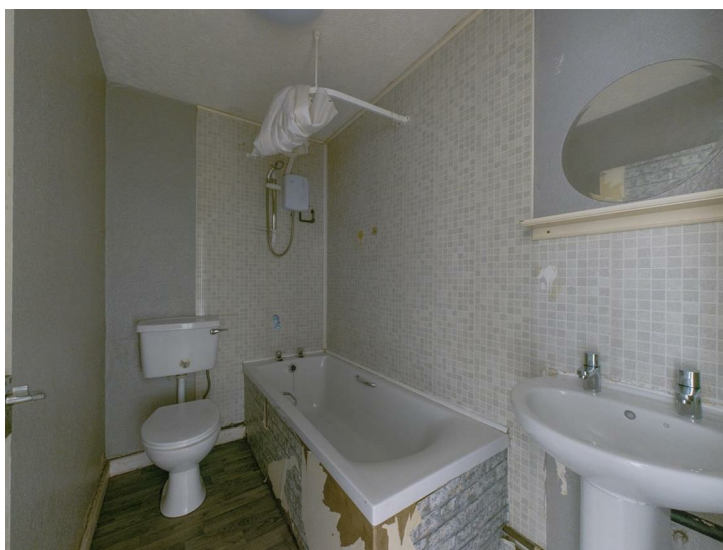
With electric heater and window to front.



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.

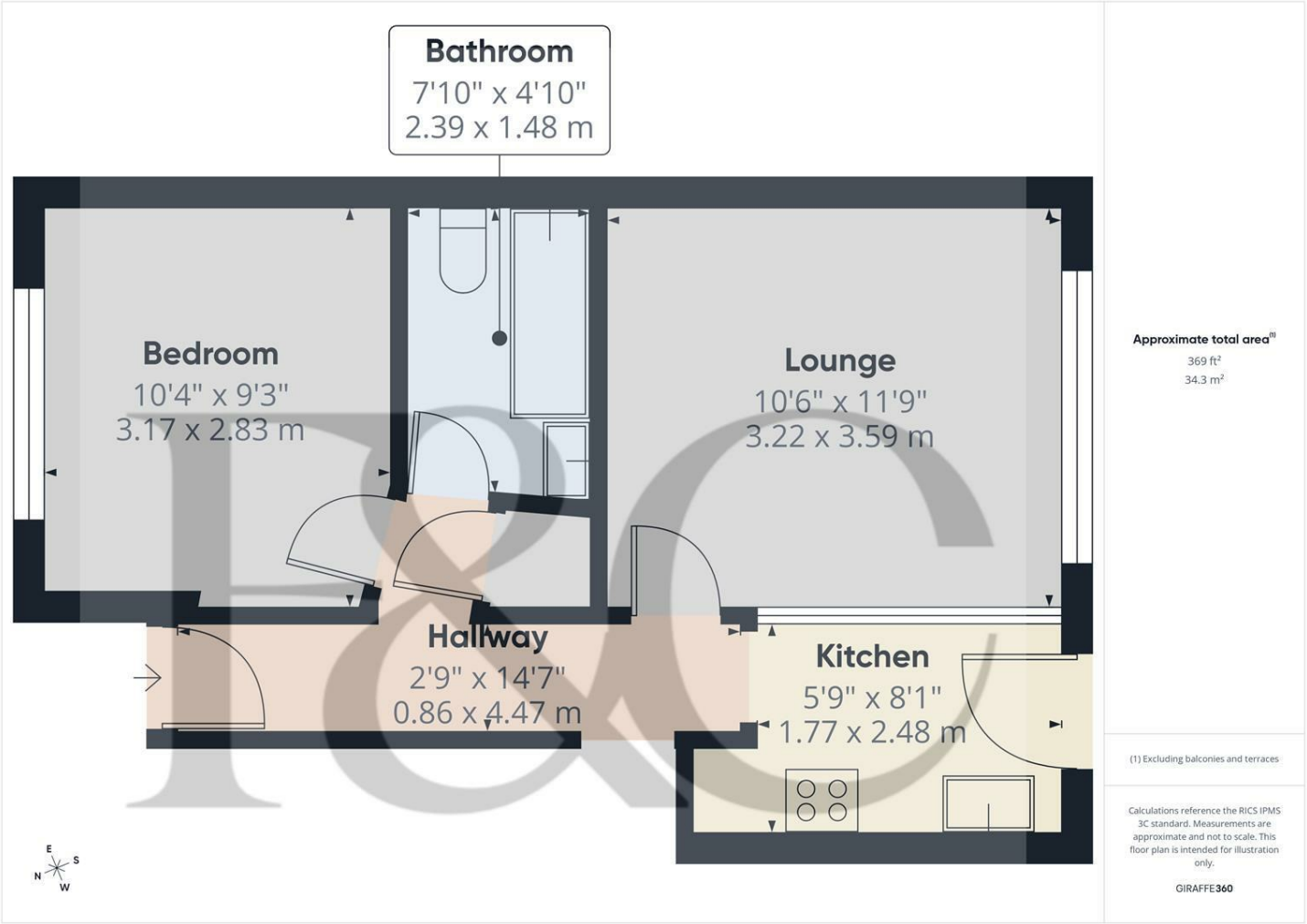


Tenure

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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

