



## Webb House Station Road

Castle Donington, Derby, DE74 2UU

£150,000





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## Location

Situated within 10 minutes walking distance of Castle Donington village centre within a modern, well maintained estate sits Webb House. The apartment sits on a regular bus route and has many of the village's amenities close by.

Castle Donington itself is a vibrant location with a high standard of amenities including a range of independent shops, post office, doctors' surgery, pharmacy, supermarket, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24-hour running Skylink bus service.

## Complex

Situated on a secure gated complex, this two double bedroom apartment boasts an allocated parking space and also additional visitor parking is available.

Whether you're a first time buyer, looking to downsize or looking for potential rental investment property... this property is definitely not to be missed!

## Entrance

The property benefits from an intercom system and two entrance's, front access for guests and rear entrance from carpark which leads into the inner hallway of the complex.

Take the stairs to the first floor to find the entrance of this particular apartment.

## Hallway

The spacious hallway offers carpeted flooring, two

separate storage cupboards one of which contains the boiler which has been regularly serviced, two upgraded cost efficient Fischer wall heaters and access to the reception space, bedrooms and main bathroom.

## Reception Space

16'6" x 13'5" (5.03 x 4.09 )

A well sized reception space with dual aspect double glazed uPVC windows which project natural light throughout. The reception space is open plan with the kitchen and also benefits from carpeted flooring and upgraded cost efficient Fischer wall heater. There is ample space for living/dining and entertaining!

## Kitchen

8'0" x 7'3" (2.44 x 2.21 )

Having tiled flooring, inset sink with mixer tap over, electric hob, integrated single oven with extractor, a range of modern fitted wall, drawer and base units with complimenting worktops and space and plumbing for fridge, dishwasher and washing machine (vendor may consider selling these items)

## Master Bedroom

12'11" x 9'10" (3.94 x 3.02)

A good sized double bedroom having carpeted flooring, uPVC double glazed window to rear aspect, storage wall heater and access to the en-suite shower room.

## En-suite

A modern fitted en-suite having tiled flooring, extractor fan, hand basin and W/C vanity unit and walk in electric shower.

Tel: 01332 811333

### Bedroom Two

10'7" x 8'9" (3.23 x 2.69)

Another double bedroom having carpeted flooring, double glazed uPVC window to the rear aspect and storage wall heater.

### Main Bathroom

Having tiled flooring, extractor fan, shaving point, W/C, hand basin unit and panelled bath with hand held shower over.

### Lease Information

The property is held leasehold with a 155 year lease which commenced in January 2003.

### MONEY LAUNDERING REGULATIONS

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1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as

approximate measurements.

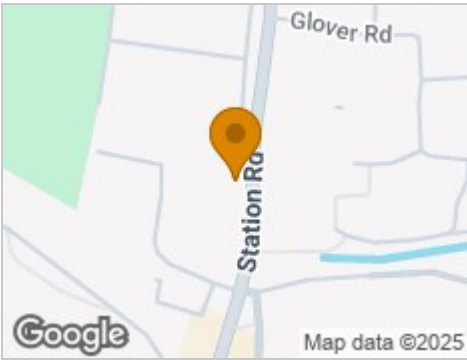
4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



Hybrid Map



Terrain Map



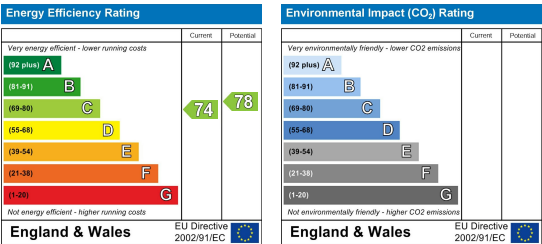
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.