HOPKINS & DAINTY
ESTATE AGENTS

Cordelia Way, Derby, DE73 5AR

£145,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this well appointed two bedroom ground floor flat WITH NO UPWARD CHAIN. In the popular residential Suburb of Chellaston, located to the south of Derby. Convenient for access to the Sinfin Rolls Royce sites and Infinity Park; along with the nearby A50. The property has allocated rear parking and a pleasant front outlook over a communal green space. The accommodation comprises: entrance hallway, a spacious kitchen/dining room which opens through to a the Lounge with French doors opening onto the rear garden. There are two bedrooms (the main one having fitted floor to ceiling wardrobes) and the bathroom with a three piece suite, including an over bath shower. The property has gas central heating and double glazing; an open front garden, enclosed rear garden and the nearby parking space.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway

Accessed via a double glazed entrance door. With laminate flooring, a radiator and doors leading off.

Kitchen/Diner 13'3">12'6" x (4.06>3.83 x)

Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer, with a mixer tap and tiled splash backs. There is a built in electric oven, gas hob and hood, along with space for further appliances. Laminate flooring, a radiator, cupboard housing the wall mounted gas boiler, a built in storage cupboard, two double glazed front windows and an opening to:

Lounge 14'7" x 10'5" (4.47 x 3.18)

With laminate flooring, a radiator and double glazed French doors opening onto the rear garden.

Bedroom 1 12'5" x 9'7" (3.79 x 2.94)

Measurements include the wardrobes.
Rear double bedroom with fitted wardrobes, laminate flooring, a radiator and double glazed rear window.

Bedroom 2 9'7" x 8'8" (2.93 x 2.66)

Front bedroom with laminate flooring, a radiator and

double glazed window.

Bathroom 8'6" x 5'8">2'10" (2.61 x 1.74>0.88)

Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, laminate flooring, a radiator, extractor vent and a double glazed rear window.

Front Garden

To the front of the property there is a lawn garden with a path to the entrance door.

Rear Garden

Enclosed low maintenance paved garden. With pebbled beds, fencing to the boundary and gated access.

Parking Area

Located close to the rear of the property, there is a communal parking area with an allocated space for this property.

Lease Details

We are informed that the landlord is David Wilson Homes Ltd. The Lease length was for 125 years starting on 31st March 2006.

The annual service charge is £1,003.32 and the annual ground rent £125.00 managed by First Port Property Services.

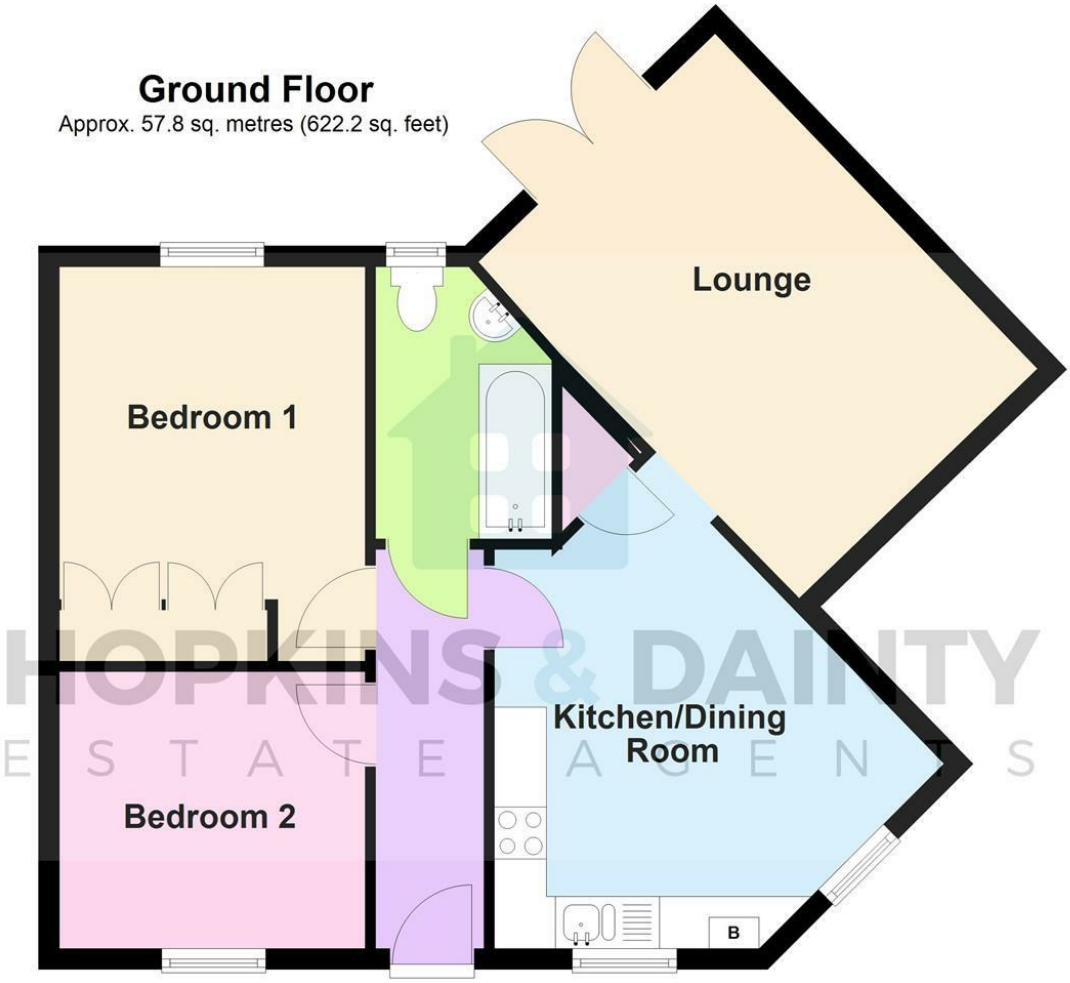
We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital

camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



Total area: approx. 57.8 sq. metres (622.2 sq. feet)

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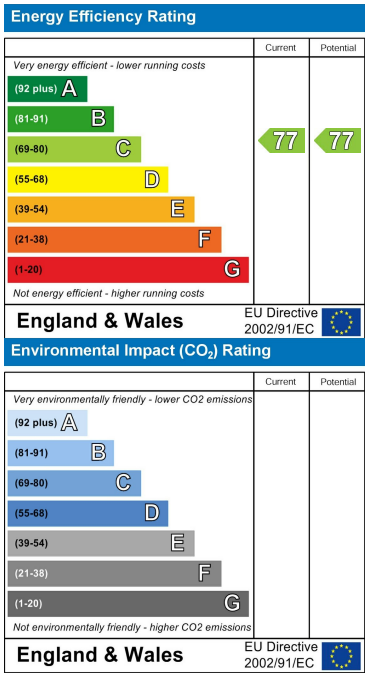
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph



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