



HOPKINS & DAINTY

ESTATE AGENTS



Java Court, Derby, DE24 1AJ

Offers over £110,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this well appointed, two bedroom ground floor flat. On the popular City Point estate at the edge of Pride Park. Convenient for access to the city centre, train station and the nearby A52 and Raynesway/A6.

The property has an allocated rear parking space and a pleasant communal green space to the front. The flat is approached via an intercom controlled communal entrance and comprises: hallway, a spacious lounge, fitted kitchen/diner; a double master bedroom with an En-Suite shower room; a good size second bedroom and the main bathroom with a three piece suite, including an over bath shower. The property has electric heating and double glazing.

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.

Communal Entrance

With an external intercom phone connecting through to the property. Doors to the front and rear of the building.

Hallway

With two built in storage cupboards (one of which houses the hot water cylinder). Electric heater and doors leading off.

Lounge 14'9" > 10'1" x 11'3" (4.51 > 3.09 x 3.43)



With a double glazed front window and electric heater.

Kitchen/Diner 14'0" x 13'1" max. (4.28 x 4.00 max.)



Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, hob and hood, along with space for further appliances including plumbing for a washing machine and dishwasher. Electric heater and a double glazed front window.

Master Bedroom 12'11" x 9'0" (3.96 x 2.76)



With an electric heater and double glazed front window. Door to:

En-Suite Shower Room 6'6" x 3'3" (2.00 x 1.00)



Three piece suite comprising shower, wash hand basin and WC. Tiled splashbacks, electric heater and extractor vent.

Bedroom 2 13'3" x 7'10" max. (4.05 x 2.40 max.)



With an electric heater and double glazed rear window.

Bathroom 6'7" x 5'8" (2.02 x 1.73)



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

Allocated Parking Space



To the rear of the property there is a communal car park with allocated spaces, one of which belongs to this property as noted by the red arrow on our photograph.

Lease Details

We are informed that the Lease runs until 2109 with a monthly service charge of £165.00 and a ground rent of £82.50 which is paid every 6 months.

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.

Ground Floor

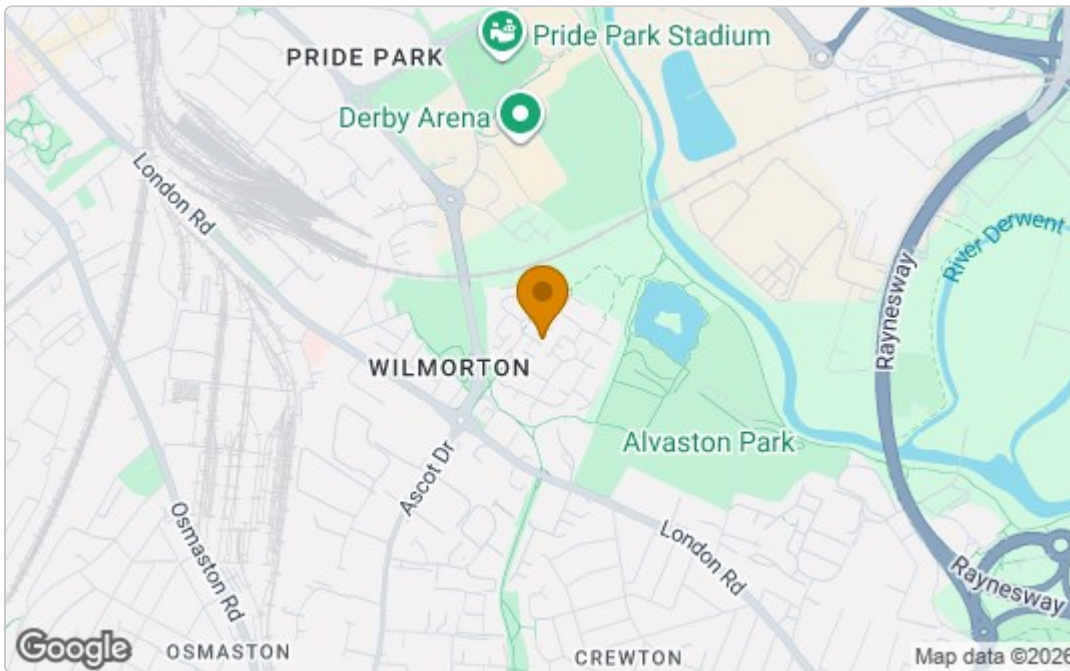
Approx. 60.5 sq. metres (651.2 sq. feet)



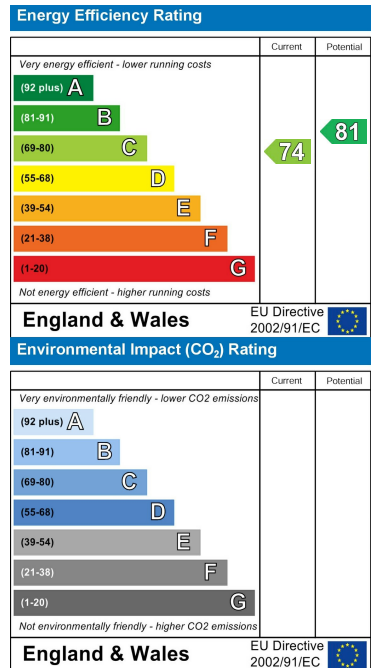
Total area: approx. 60.5 sq. metres (651.2 sq. feet)

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Plan produced using PlanUp.

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.