



**GADSBY**  
**NICHOLS**

15 Great Willow Court, Albany Road, Derby, DE22 3JA  
Asking Price £120,000

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A COMPETITIVELY-PRICED, WELL-APPOINTED, TWO-BEDROOMED APARTMENT within walking distance of the Royal Derby Hospital. This purpose-built, second-floor apartment is available with IMMEDIATE VACANT POSSESSION, and is ideal for first time buyers or investors. Having the benefit of electric central heating and uPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, security entrance door, communal hall, stairs, and lift. APARTMENT, hall, feature open-plan living dining kitchen with fitments and integrated appliances, bedroom one with ensuite shower room, bedroom two, and main bathroom. OUTSIDE, the property has the benefit of an allocated Garaport, and access to communal grounds. EPC C, Council Tax Band B.

## 15 Great Willow Court, Albany Road, Derby, DE22 3JA

### THE PROPERTY



Early internal inspection is highly recommend to fully appreciate this purpose-built second floor apartment, located within the popular development of Great Willow Court, and which is competitively priced for an early sale. Available with immediate vacant possession, the well-appointed interior is accessed via security entrance gates and security entrance door to the communal hall, stairs and lift. The apartment comprises private hall, open-plan living dining kitchen, double bedroom with ensuite, bedroom two, main bathroom, allocated garaport, and use of pleasant communal grounds.

### LOCATION

Great Willow Court is a well-established residential location, on the corner of Albany Road and Uttoxeter New Road, within walking distance of the Royal Derby Hospital, and Derby city centre affording a comprehensive range of amenities. Derbys ring road systems are within easy driving distance and provide links to the A38, A50 and A52 for commuting throughout the region. The apartment is located on the second floor, and enjoys views to the front over Bemrose School playing fields.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road, and after passing through the traffic lights at Uttoxeter Old Road, continue for 0.25-miles before turning right into Albany Road to find Great Willow Court immediately on the right-hand side.

What 3 Words /// bounty.storm.dice

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13531.

### ACCOMMODATION

Having the benefit of electric heating, and uPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

### COMMUNAL AREAS

Security entrance door, communal hall, stairs, and lift to upper floors and landings.

### SECOND FLOOR APARTMENT

### ENTRANCE HALL

Having private entrance door, intercom phone to the ground floor security door, and built-in airing cupboard housing the hot water cylinder.

### OPEN-PLAN LIVING DINING KITCHEN

6.02m x 4.14m (19'9" x 13'7")



An ideal layout for modern 'contemporary living' comprising: -

### LIVING DINING AREA



Having extensive range of display units, electric coal-effect fire, and uPVC double glazed window to the front enjoying views towards the playing fields.

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### KITCHEN AREA



Having modern fittings comprising two single base units, drawers, one double wall unit, and two single wall units, together with stainless steel sink unit with single drainer, integrated appliances to include electric stainless steel hob with stainless steel splashback, and stainless steel canopy over incorporating extractor hood and light, electric oven, freezer, dishwasher, and washing machine, ample work surface areas, and three ceiling downlighters.

### BEDROOM ONE

4.90m x 2.79m max (16'1" x 9'2" max)



Measurements are 'maximum to eaves'. Having electric radiator, and uPVC double dormer window to the front enjoying views over the playing fields.

### ENSUITE SHOWER ROOM



Having modern white sanitary ware comprising

recessed shower cubicle with shower unit, low-level WC with concealed cistern, and pedestal wash hand basin, together with part-tiled walls, heated electric chrome towel rail, two ceiling downlighters, and ceiling extractor fan.

### BEDROOM TWO

3.12m x 2.64m (10'3" x 8'8")



Having uPVC double glazed window, and electric radiator.

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### BATHROOM



Having modern white suite comprising panelled bath with shower over and tiled surround, 'floating' wash hand basin, and low-level WC with concealed cistern, together with heated chrome towel rail, tiled floor, three ceiling downlighters, and ceiling extractor fan.



### OUTSIDE

### GARAPORT



The subject apartment has the benefit of an allocated, covered parking bay (garaport).

### COMMUNAL AREAS

There are electric security gates from Albany Road leading to the rear, with allocated parking, visitor parking, and communal grounds.

### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held leasehold on a 150-year lease from 1st January 2011, at a current service charge of approx. £1,500 per annum, and a ground rent of approx. £130 per annum.

#### SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

#### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to

verify all Clients, at the start of any matter, before accepting instructions to market their property.

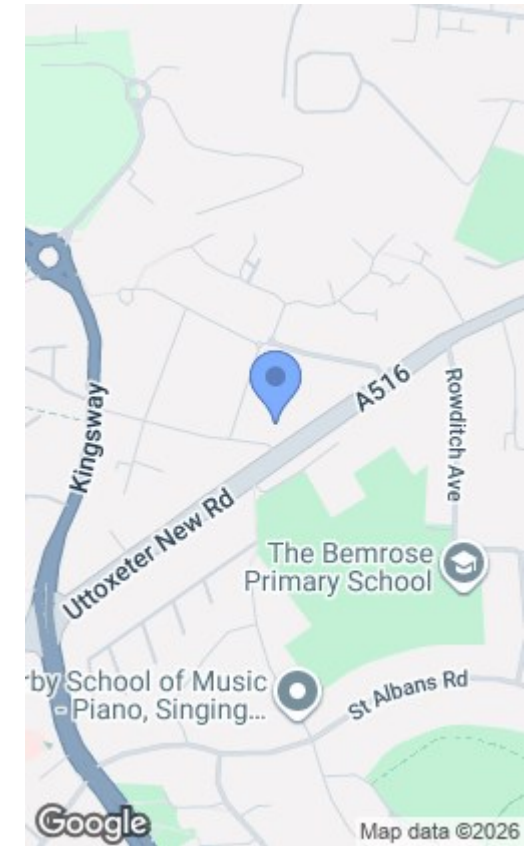
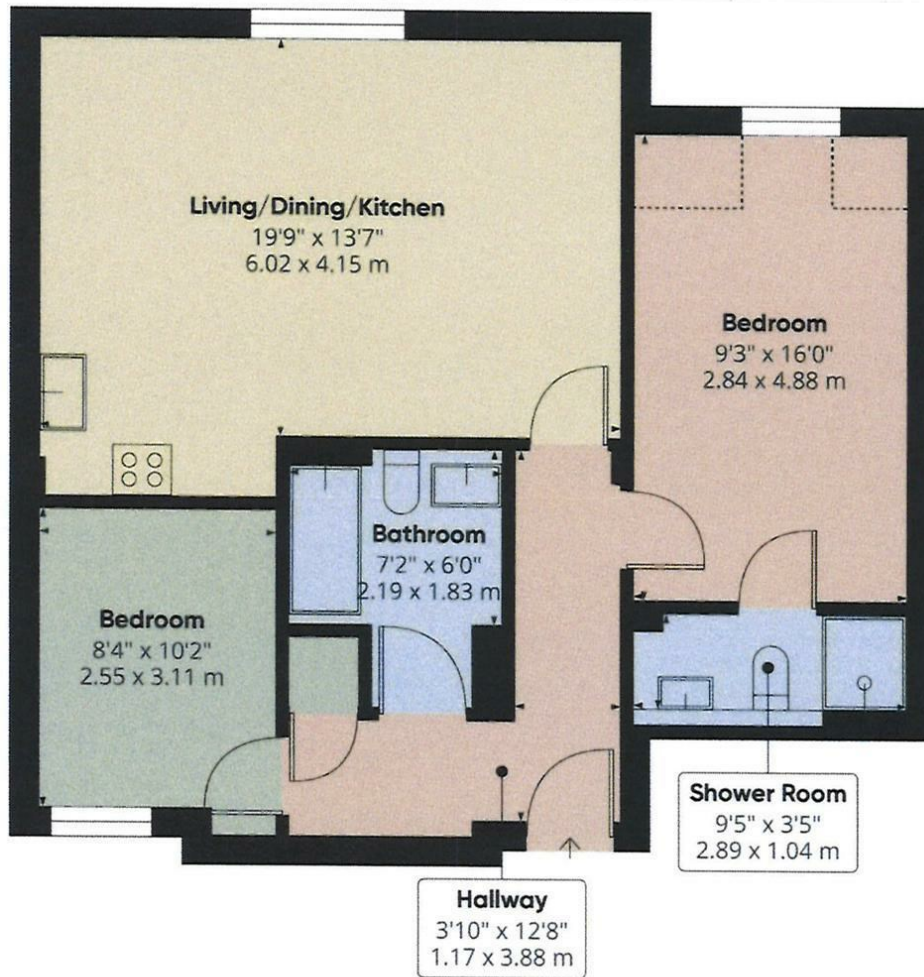
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13531**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(81-91) <b>A</b>		
(89-91) <b>B</b>			(69-80) <b>B</b>		
(85-88) <b>C</b>			(65-68) <b>C</b>		
(82-84) <b>D</b>			(59-64) <b>D</b>		
(79-81) <b>E</b>			(51-58) <b>E</b>		
(75-78) <b>F</b>			(45-50) <b>F</b>		
(71-74) <b>G</b>			(1-40) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>80</b>	<b>85</b>				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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