



**58 Badgerdale Way, Littleover, Derby, DE23 3ZA**

**No Onward Chain  
£142,500**



Situated in the much sought after residential location of Heatherton Village, this is a well appointed ground floor apartment which benefits from electric heating, double glazing and allocated car parking space. The apartment is offered for sale with no onward chain.



# 58 Badgerdale Way, Littleover, Derby, DE23 3ZA

**No Onward Chain £142,500**



## DIRECTIONS

Leave Derby City Centre along Burton Road and proceed over the traffic lights and through the shopping facilities at Littleover. At the roundabout continue straight over onto Pastures Hill and at the next roundabout turn left onto Callow Hill Way. A short distance along turn left again onto Woodcote Way and left again onto Badgerdale Way. Continue all the way around to the left and into the courtyard on the right where number 58 is situated in the final block of the apartments on the left hand side.

This well appointed and spacious accommodation with lightwood flush doors and chrome handles throughout briefly comprises a communal entrance hall with access to the apartment on the ground floor. There is an entrance hall, lounge/dining room with open plan access to the kitchen which has a range of integrated appliances. The apartment boasts two bedrooms and a bathroom with shower over the bath.

Outside the property benefits from managed communal gardens and there is one allocated car parking space aswell as additional visitor spaces.

Heatherton Village is a highly sought after residential location close to the village of Littleover which has a wealth of shops, pubs, medical facilities and sought after local schools. The property is within easy reach by car or bus of the vibrant City Centre of Derby with its extensive range of bars, restaurants and the Derbion Shopping Centre.

Heatherton Village is brilliantly positioned for ease of access to the A38 giving onward access to the A50, A52 and M1 corridor.

This property would ideally suit a first time buyer or investor looking for a suitable property in a sought after residential location.

## ACCOMMODATION

Entering the property through the communal entrance door/hallway (where post box for the accommodation is located) into:

## ENTRANCE HALL

With wall mounted 24 hour timer electric heater, smoke alarm, alarm control panel and built in storage cupboard with coat hanging space, fuse box, shelving and hot water tank.

## LOUNGE/DINING ROOM

19' x 11'9" (5.79m x 3.58m)

With two double glazed windows looking over the front elevation, wall mounted electric heater with 24 hour timer and ample space for living/dining furniture. Open plan access to the:

## KITCHEN

7'9" x 8'1" (2.36m x 2.46m)

Fitted with a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, electric ceramic glass hob and extractor over. The kitchen has a stainless steel sink unit with drainer, inset ceiling spotlights and there is space for a washing machine and space for a freestanding fridge/freezer.

## **BEDROOM ONE**

10'3" x 9'9" (3.12m x 2.97m)

With double glazed window to the rear, fitted wardrobes, wall mounted electric heater with 24 hour timer.

## **BEDROOM TWO**

9'10" x 8'5" (3.00m x 2.57m)

With double glazed window to the rear, wall mounted electric heater with 24 hour timer.

## **BATHROOM**

6'6" x 7'3" (1.98m x 2.21m)

With low level WC, wash hand basin with bath with shower attachment over the bath, frosted double glazed window, complimentary tiling and wall mounted heated electric towel rail.

## **OUTSIDE**

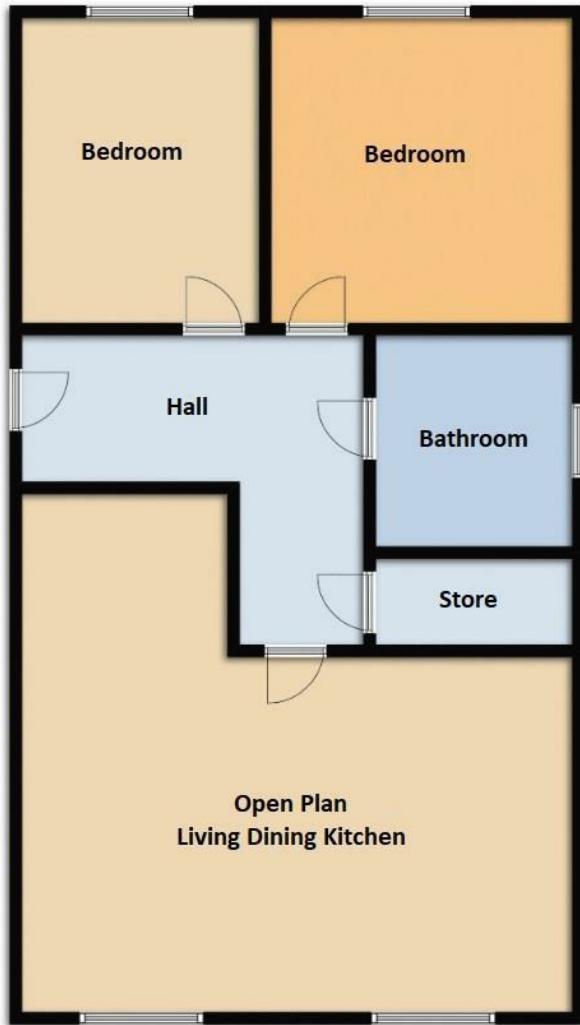
Outside the property benefits from managed communal gardens and there is one allocated car parking space with additional visitor parking.

## **PLEASE NOTE**

Prospective purchasers should note that this property is leasehold and subject to a head lease of 999 years which commenced in 2006. The owner has informed Boxall Brown and Jones that there is no ground rent but a monthly service charge of £83. This information should be verified with the Boxall Brown and Jones if further clarification is required.



## Road Map



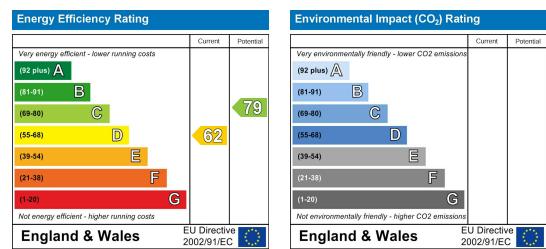
## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Energy Efficiency Graph



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