



## Apartment 3, St Georges House 14 St Georges Close, Allestree, Derby, DE22 1JH

**£325,000**



An exclusive superior apartment within a prestigious development in this delightful leafy position. This two double bedroom, two bathroom, stunning ground floor apartment with quality fixtures and fittings uniquely features a private courtyard garden and garage within a secure gated community.



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Originally constructed by quality new home builders Radleigh, this highly impressive apartment has since benefited from stylish upgrades to provide a comfortable home of significant taste and distinction.

Approaching the property through remote controlled electric vehicular gates, access leads to a larger than average single garage with electric door, power and light with an additional car parking space in front.

Access to the apartment is via a secure communal front door with intercom control leading into a pleasant hallway area. The apartment is positioned at the back corner of the development, entering the private accommodation firstly into a lobby area with inset floor mat and with space for coat hanging and shoes, the lobby continues into a large reception hallway with access feeding off to all principal rooms, store room, boiler room and utility room with plumbing for laundry appliances. The dining kitchen being a particularly strong feature of this property is beautifully appointed with integrated appliances and Quartz work surfaces including a breakfast bar also with ample space for further furniture and French doors leading into the private garden. A formal bay windowed lounge with fitted media cabinetry provides a luxurious and peaceful room for relaxing. The spacious principal bedroom has a range of fitted wardrobes and a beautifully appointed en suite shower room. The second

double bedroom is also generous with a pleasant side aspect, finally an equally beautifully appointed main bathroom.

Incorporated within the stunning interior is an efficient gas central heating system with a replacement boiler in January 2026 and UPVC double glazed windows and French doors.

From the dining kitchen, through UPVC double glazed French doors, access is gained to a delightful private paved courtyard garden with a raised planted section stocked with attractive maturing plants, shrubs and flowers. There is also side gated access from the front parking area. In addition to the private garden are communal lawned gardens with a mature tree backdrop.

St George's Close is an exclusive development of large quality homes and this superb apartment building located close to the A6 with ease of access into the city centre and pretty northerly Derbyshire villages and towns. Locally there is a host of impressive amenities and facilities, the closest of which being a mini-Waitrose and petrol station, cafe, popular house, doctors and dentists surgeries, pharmacy and the beautiful Allestree park and lake.

The sale of this property offers an excellent opportunity for occupiers of all types, downsizers and retirees included or as a bolthole to 'lock and leave' all within a safe and secure community setting.

A superb apartment and position worthy of a full detailed inspection.

## ACCOMMODATION

### ENTRANCE LOBBY

The main front door leads into a lobby area with an inset floor mat, space for hanging coats and shoe storage, radiator, inner door into:

### RECEPTION HALLWAY

9'3" x 8'10" (2.82m x 2.69m)

A very spacious area with access feeding off to all principal rooms, this area is carpeted, ceiling coving, central heating radiator, deep cloaks cupboard providing useful storage and boiler cupboard housing the Vaillant combination installed January 2026.

### UTILITY ROOM

5'3" x 4'11" (1.60m x 1.50m)

With plumbing and space for two laundry appliances, worktop and wall units, tiled floor, extractor fan, radiator.

## LOUNGE

16'8" into bay x 12'6" (5.08m into bay x 3.81m)

A beautifully presented formal bay windowed lounge with low-level fitted media cabinetry providing storage and display shelving, media connections, UPVC double glazed bay window overlooking the private courtyard garden, ceiling coving, inset downlighters, two radiators.

## LIVING KITCHEN

19'3" x 10'5" (5.87m x 3.18m)

A highly impressive living kitchen space with laminate flooring throughout, ample space for comfortable seating or dining furniture, UPVC double glazed French doors lead to the private courtyard and additional twin side windows, feature wall panelling, inset downlighters, radiator.

The kitchen is appointed with a plentiful range of fitted wall and base units with matching cupboard and drawer fronts, Quartz work surfaces and breakfast bar, recessed sink,



electric oven and combination oven, induction hob with extractor fan over, integrated fridge, freezer and dishwasher.

### **BEDROOM ONE**

14'8" x 12'3" (4.47m x 3.73m)

A luxurious principal bedroom suite having a plentiful range of fitted wardrobes, rear facing UPVC double glazed windows, feature wall panelling and display shelf, ceiling coving, media connection, radiator, access into:

### **EN-SUITE**

9'3" x 6'9" (2.82m x 2.06m)

Beautifully appointed with a double width shower cubicle with mains chrome shower and sliding screen door, a wash basin and WC are neatly built into a vanity unit with counter top, shelving and cupboards, tiled floor and wall tiling to splash areas, extractor fan, inset downlighters, chrome towel radiator.

### **BEDROOM TWO**

10'7" x 9'5" (3.23m x 2.87m)

A comfortable double bedroom with twin side

UPVC double glazed windows, ample space for furniture, radiator.

### **BATHROOM**

8'2" x 6'2" (2.49m x 1.88m)

Spaciously appointed with a white three piece suite comprising a deep panelled bath with handheld shower attachment, a wash basin and WC are neatly built into a vanity unit with counter top and cupboards, tiled floor and half tiled walls, extractor fan, inset downlighters, chrome towel radiator.

### **OUTSIDE**

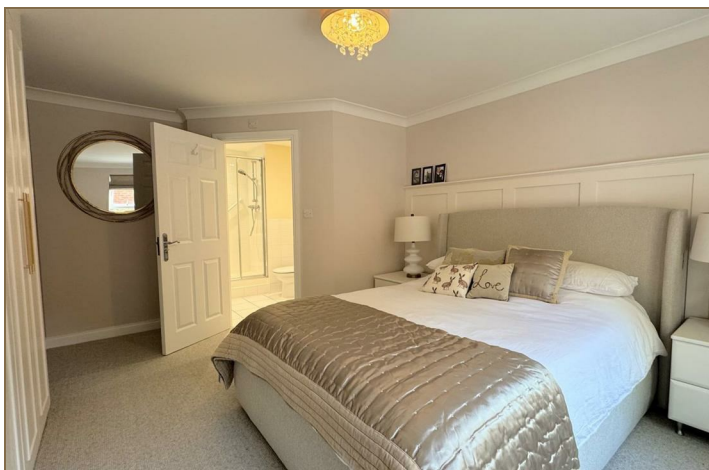
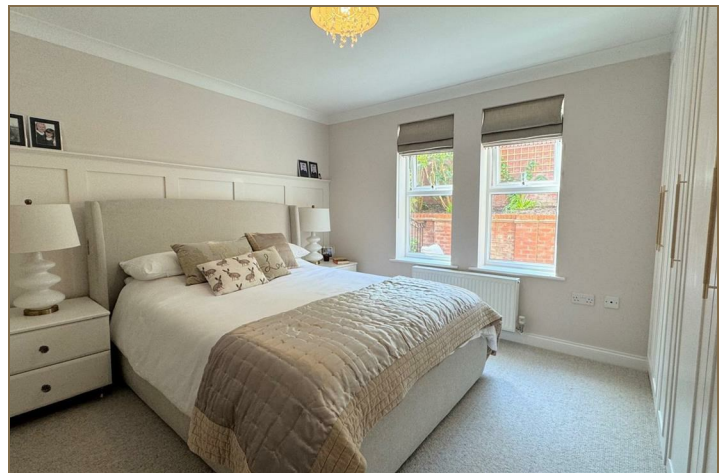
### **GARAGE**

18'2" x 10' (5.54m x 3.05m)

Positioned to the far right of the block of garages, this is a larger than average single garage with electric up and over door, power, light and loft storage. Allocated car parking space directly in front of the garage.

### **LEASE**

Service charge and length of lease remaining to be supplied by vendor.





## Road Map



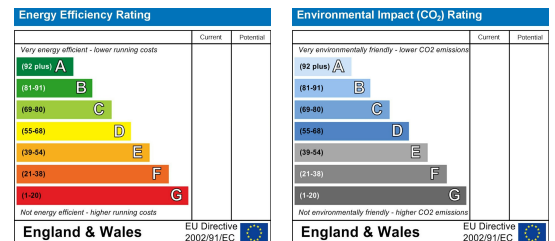
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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