



Flat 36 Maple Grove, Allestree, Derby, DE22 2HD

**No Onward Chain
£179,950**



Rarely available. A smartly presented two bedroom first floor apartment located at the end of a cul-de-sac close to Blenheim Parade, Allestree park and woods with delightful views, a modern kitchen and bathroom, balcony and featuring a large private garden. No Chain.



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No Onward Chain £179,950



DIRECTIONS

Found at the head of the cul-de-sac on Maple Grove the property is best accessed off Woodlands Road taking the second left turning onto Laburnum Crescent at the top of the road, then first right into Maple Grove.

This first floor apartment includes both UPVC double glazed windows and doors along with gas central heating via a modern combination boiler. The generous accommodation comprises, ground floor entrance lobby with stairs leading to a first floor landing/hallway area with a deep built-in cupboard, a spacious lounge leading out onto a covered front facing balcony, a modern fitted kitchen diner, principle bedroom with fitted wardrobes by Sharp's and a lovely view towards Kedleston, a generous second bedroom with deep built-in cupboard, finally a modern appointed bathroom with shower over bath.

Externally there is a covered storm porch leading to the front door and access into the large gardens which offer a very high degree of privacy enclosed by mature trees and hedges, lawns, seating areas and shed.

The garden is for the private use and enjoyment of the apartment owner/occupier and is their responsibility to maintain. This is leased from Derby Homes at a cost of £10 P/A.

The property would suit a number of types of

buyers and is attractively offered for sale with no upward chain. The property is a short distance away from the useful amenities found at Blenheim Parade which include convenience stores, chemist, newsagents, cafe, public houses, hot food takeaways, mechanics and church. There is also a frequent public transport service connecting to the further amenities found at the Park Farm shopping centre and Derby city centre.

ACCOMMODATION

GROUND FLOOR

Entering the property through a UPVC double glazed front door into a lobby area with a tiled floor, under stairs storage area suitable for coats and shoes, UPVC double glazed window and carpeted stairs with a handrail lead to the first floor.

FIRST FLOOR

HALLWAY

A pleasant space with loft access, side UPVC double glazed window, deep store cupboard also housing the combination boiler providing domestic hot water and gas central heating.

LOUNGE

13'10" x 12'5" (4.22m x 3.78m)

A spacious living room with a feature fireplace, media connections, ample space for all furniture, radiator, UPVC double glazed door onto the balcony.

DINING KITCHEN

11'4" x 9'10" (3.45m x 3.00m)

Well appointed with a ole Ricky range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, composite sink and drainer, integrated electric oven, gas hob, extractor and microwave, space for a washing machine and upright fridge freezer, UPVC double glazed window, ample space for a dining table and chairs, additional cupboard (former airing cupboard) tall vertical radiator.

BEDROOM ONE

13'5" x 11'11" to rear of wardrobes (4.09m x 3.63m to rear of wardrobes)

A large double bedroom with a full width of fitted wardrobes by Sharp's with sliding doors providing a range of hanging and shelving, UPVC double glazed window with beautiful views, radiator.

BEDROOM TWO

10'1" x 7'5" (3.07m x 2.26m)

A generous second bedroom having a rear

facing UPVC double glazed window overlooking the rear gardens, deep storage cupboard, radiator.

BATHROOM

6'4" x 5'5" (1.93m x 1.65m)

Appointed with a modern white three piece suite comprising a panelled bath with a mains chrome shower over and screen, tiled walls, a wash hand basin and low level WC are neatly concealed within a vanity unit, UPVC double glaze window, chrome towel radiator.

OUTSIDE

Externally there is a covered storm porch leading to the front door.

BALCONY

Being covered with a tiled floor providing a pleasant seating area, also suitable for drying clothes and for potted plants.

GARDEN

Accessed to the rear of the apartment building into large gardens which offer a very high degree of privacy enclosed by mature



trees and hedges, lawns, seating areas and shed.

The garden is for the private use and enjoyment of the apartment owner/occupier and is their responsibility to maintain. This is leased from Derby Homes at a cost of £XXXTBC P/A.

TENURE

The property is leasehold.

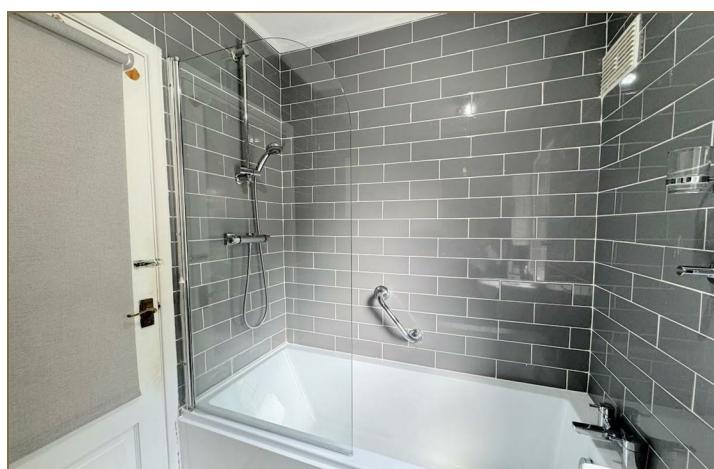
A 125 year lease was originally granted in February 1993 with 93 years remaining.

Derby Homes are the leaseholder.

Current lease charges are:

Buildings Insurance - £77.00 per quarter
Insurance Admin - £7.70 per quarter
Day to Day repairs - £12.50 per quarter
Ground Rent - £10.00 - Annually
Management Fee - £1.25 per quarter.
Garden - £10.00 - Annually

Any further enquires relating to the property or leasehold should be made to the Derby office of Boxall Brown & Jones prior to viewing.

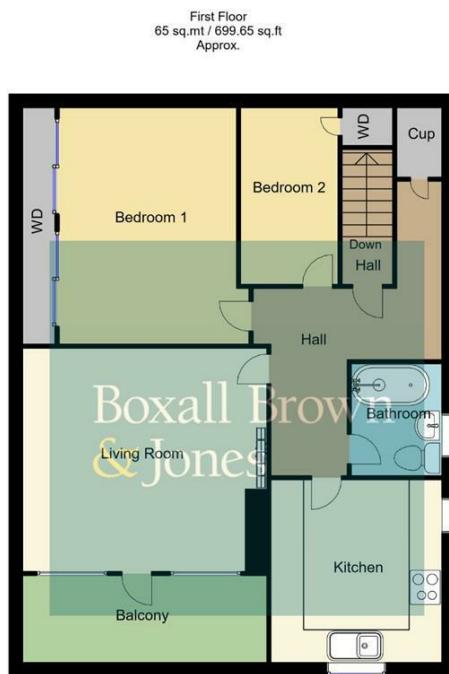




Road Map



Floor Plan

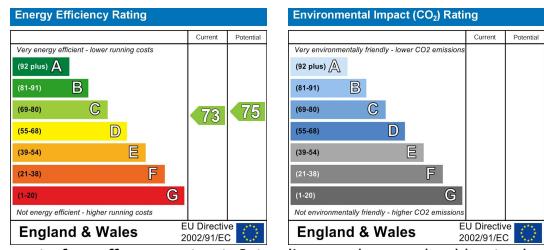


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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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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