



40 Angelica Close, Littleover, Derby, DE23 1NJ

£145,000



A very smartly presented two double bedroom top floor apartment in this popular location off Stenson Road attractively offered for sale with no upward chain and immediate vacant possession.



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The second floor apartment comprises, entrance hallway, two double bedrooms, both with views, one with fitted wardrobes, spacious living room Juliet balcony, fitted kitchen with integrated fridge, freezer and oven and a spacious bathroom with shower over bath.

Externally, the apartment block shares a communal garden, there is also an allocated car parking space along with additional visitor spaces.

The property is well positioned off Stenson Road with convenient access to Sinfin and Littleover along with many industries and large local employers. Derby city centre, the A38 and A50 are easily accessible.

ACCOMMODATION

COMMUNAL ENTRANCE

Main front door, rear door to garden, stairs to all floors.

PRIVATE ENTRANCE HALL

Spacious with electric heater, telephone intercom and deep storage cupboard also housing electric water heater.

LIVING ROOM

18'4" x 11'10" (5.59m x 3.61m)

A spacious room with quality vinyl flooring continuing from the hallway, UPVC double glazed window and Juliet balcony, media connections, electric heater, open plan access into:

KITCHEN

7'11" x 7'10" (2.41m x 2.39m)

Fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, tiled splashback, integrated fridge, freezer and oven with an induction hob and extractor fan over, space for a washing machine.

BEDROOM ONE

12'1" x 9'9" (3.68m x 2.97m)

A comfortable double bedroom with built in wardrobes, a rear facing UPVC double glazed window offers splendid rural views, electric heater.

BEDROOM TWO

10'7" x 9'9" (3.23m x 2.97m)

A second double bedroom sharing the same rear aspect, electric heater.

BATHROOM

7'3" x 6'4" (2.21m x 1.93m)

Fitted in white with a three piece suite comprising a panelled bath with screen and mains shower over, wash basin and WC, UPVC double glazed window, extractor fan and electric heater.

OUTSIDE

Communal lawned gardens, allocated car parking space and additional visitor spaces.

LEASEHOLD

The current service charge is £2,218.40 Per Annum.

The length of lease is 999 years from 2011.



Road Map



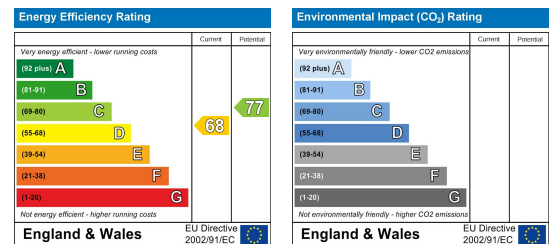
Floor Plan



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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