

Cheal Close,  
Shardlow, Derbyshire  
DE72 2DY

**£139,995 Leasehold**

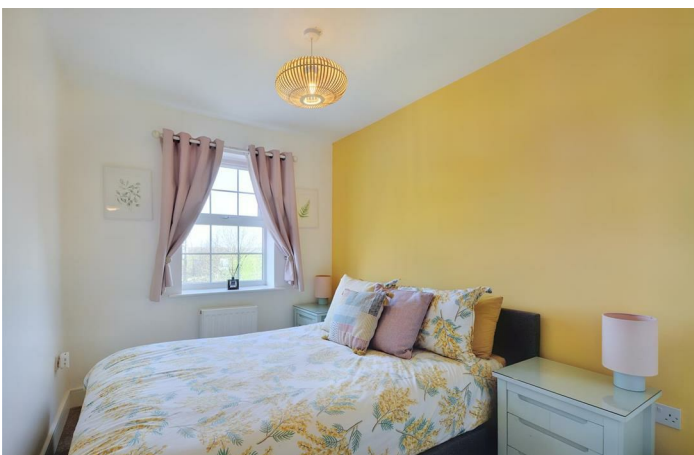


THIS IS A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WHICH IS SITUATED IN A SOUGHT AFTER DEVELOPMENT WHICH IS CLOSE TO FIELDS AND OPEN COUNTRYSIDE.

Being situated on the first floor in this development of apartments at the end of Cheal Close, this two double bedroom property provides a lovely home that will suit a whole range of buyers, from people buying their first property through to people who might be downsizing from a larger home and want a property that is easy to maintain and secure or an investor who is looking for a property which would be easy to rent. For the size of the accommodation and views at the front and rear to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The communal areas, both internally and externally, are maintained by the management company, there is designated parking space at the rear and there is an open space/play area which can be used by residents of Cheal Close. The property is well placed for easy access to transport links which include the M1, A50 and A42, all of which have helped to provide easy access to various towns and cities.

Being entered through the front door from the first floor landing, the tastefully finished accommodation derives all the benefits from having gas central heating and double glazing and includes a reception hall with a built-in cloaks cupboard off, an open plan lounge/living kitchen with the kitchen area being fitted with wall and base units and having integrated appliances and two double bedrooms, the larger bedroom currently being used by the owners as an office/dressing room and has a double built-in wardrobe with fitted shelving, hanging space and drawers. There is also the bathroom which has a white suite complete with a mains flow shower over the bath and a glazed protective shower screen and outside there are communal gardens, open space/play area and designated parking with visitor parking also being provided.

The property is within easy reach of all the amenities and facilities provided by Castle Donington and Borrowwash with Long Eaton also only being a short drive away where there are main supermarkets including a Tesco, Asda and Aldi stores and many other retail outlets, there are various local country pubs, walks in the surrounding picturesque countryside and as previously mentioned, the transport links include J26 of the M1, East Midlands Airport, East Midlands Parkway station and various main roads which provide access to Derby, Nottingham, Leicester and other East Midlands towns and cities.



### Entrance Hall

The block of apartments is entered through a communal entrance door into a reception hall and stairs take you to the first floor landing where there is the front door to the apartment we are marketing.

### Reception Hall

From the front door you lead into the reception hall which has a built-in storage/cloaks cupboard with shelving off and there is a radiator.

### Living/Dining Kitchen

23'8 reducing to 17'6 x 12'6 max approx (7.21m reducing to 5.33m x 3.81m max approx)

The sitting area within this open plan space has two double glazed windows to the front and two radiators.

The kitchen is well fitted with a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has drawers, a wine rack, oven, space for both an automatic washing machine and tumble dryer and cupboards below, space for an upright fridge/freezer, matching eye level wall cupboards and a further wine rack and back plate and hood to the cooking area and a double glazed window with a tiled sill to the front.

### Bedroom 1

10' x 7'9 approx (3.05m x 2.36m approx)

Double glazed window to the front and a radiator.

### Bedroom 2

11'6 x 9' reducing to 8' approx (3.51m x 2.74m reducing to 2.44m approx)

Double glazed window to the rear, radiator, double built-in wardrobes with sliding doors and having hanging space, shelving and pull out drawers and a radiator.

### Bathroom

The bathroom has a white suite including a panelled bath with chrome hand rails and a mains flow shower system over, tiling to three walls and a protective glazed screen, low flush w.c. and pedestal wash hand basin with a swan neck mixer shower, radiator, double mirror fronted wall cabinet to the wall by the sink, tiled flooring, ladder towel radiator, recessed lights to the ceiling and an extractor fan.

### Outside

The gardens are maintained by the management company and there is a designated parking space belonging to the apartment and visitor parking is also provided, There is a communal open space/play area, which is again maintained by the management company.

### Agents Notes

The property has a 125 year lease which commenced in 2008. There is a £1,400 p.a. service charge to be paid, a £200 p.a. ground rent and maintenance of the communal park area at £190 p.a.

### Directions

Leave the A50 at the Sharlow roundabout dropping onto the A6. Continue along through the village of Shardlow taking the left turning into Cheal Close, immediate right and the private car park is located straight ahead with the property identified by our for sale board.

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### Council Tax

South Derbyshire Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.