



Glover Road,
Castle Donington, Derby
DE74 2GL

£124,995 Leasehold



THIS GROUND FLOOR TWO BEDROOM APARTMENT IS SITUATED IN A PRESTIGIOUS DEVELOPMENT OF SIMILAR PROPERTIES ON THE EDGE OF CASTLE DONINGTON.

Robert Ellis are delighted to bring to the market this spacious two bedroom ground floor apartment offering ideal accommodation to a whole range of buyers, from people looking to buy their first property through to people looking to downsize from a larger home, or investors looking for a second property that would be easy to rent out. The property is entered via a communal hallway and the accommodation included is well laid out and benefits from an en-suite shower room to the main bedroom as well as the main family bathroom. The property is efficient to run and conveniently located for all the amenities and facilities provided by Castle Donington along with excellent transport links.

The property was constructed by Barratt Homes and is being sold with no upward chain. Having the benefit of modern conveniences such as gas central heating and double glazing, in brief the accommodation comprises of an entrance hallway, living room, fitted kitchen, two bedrooms, en-suite shower room to the master bedroom and family bathroom. There is allocated secure gated parking to the rear along with gardens to the front.

Castle Donington is a very popular village which has a number of local amenities and facilities which includes various shops that are within walking distance of the apartment which includes a large Co-op store, there are health care and sports facilities, various pubs and restaurants in the village, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1 which connects to the A50 and A42, East Midlands Airport, East Midlands Parkway station and there are various other roads which take you to local towns and cities which include Nottingham, Derby, Loughborough and Leicester with Birmingham also being within easy reach.



Communal Entrance Hall

There is a secure door with locking system providing entry in the communal hallway. This ground floor apartment has the door located to the left hand side of the doorway.

Inner Entrance Hall

Recessed spotlights to the ceiling, hard wired smoke alarm, airing/storage cupboard housing hot water cylinder, storage cupboard with shelving and panelled doors to:

Living Room

13'1" x 11'7" approx (3.99m x 3.53m approx)

Double glazed window to the front, recessed spotlights to the ceiling, wall mounted electric heater, ample space for both sitting and dining areas.

Kitchen

12'9" max x 9'10" max approx (3.89m max x 3.00m max approx)

With a range of matching wall and base units incorporating laminate work surface above, double oven with four ring induction hob over and stainless steel extractor hood above, stainless steel sink with modern swan neck mixer tap, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, integral dishwasher, double glazed window to the front, recessed spotlights to the ceiling and wall mounted electric heater.

Bedroom 1

13'3" x 9'5" approx (4.04m x 2.87m approx)

Double glazed window to the front, ceiling light point, wall mounted electric heater, panelled door to:

En-Suite

6'3" x 4' approx (1.91m x 1.22m approx)

Walk-in shower enclosure with mains fed shower above, semi recessed vanity wash hand basin with storage cupboard below, low flush w.c., tiled splashbacks, recessed spotlights to the ceiling, extractor fan and Creda wall mounted heater.

Bedroom 2

12'11" x 7' approx (3.94m x 2.13m approx)

Double glazed window to the rear, ceiling light point, wall mounted electric heater.

Bathroom

6'1" x 6'1" approx (1.85m x 1.85m approx)

A modern three piece suite comprising of a panelled bath with shower attachment over, low flush w.c., semi recessed vanity wash hand basin with storage cupboard below, recessed spotlights to the ceiling, Creda wall mounted heater, tiled splashbacks, extractor fan, double glazed window to the rear.

Outside

To the rear of the property there is an allocated parking space set within the secure gated car park. There is a bin store and pathway to the front entrance door.

Directions

Proceed out of Long Eaton through Sawley and towards Castle Donington. Continue through Castle Donington taking the left turning into Glover Road where the property can be found on the left as identified by our for sale board.

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Agents Notes

The property is held leasehold on a 150 year lease which commenced 1st January 2003. There is a maintenance charge of £805.17 for the last six months with an annual ground rent of £150 p.a. (to be verified by solicitors).

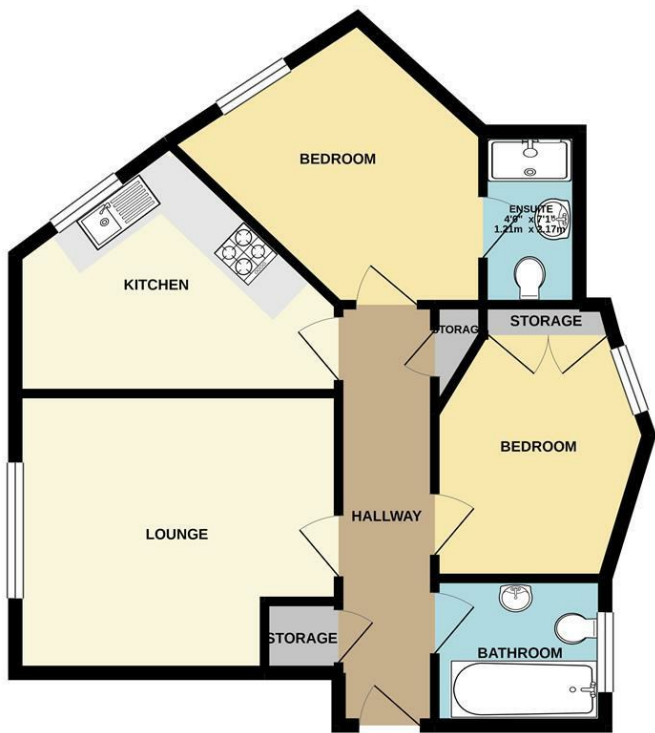
Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.