

CURRAN
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Apartment 15, DE22
£180,000



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SUPERB CONTEMPORARY APARTMENT - A beautiful modern, ground floor one double bedroom apartment, set within this sought after location on the recently constructed Kedleston Grange development on the outskirts of the popular residential suburb of Allestree. This property would be ideally suited to a first time buyer, person looking to downsize or investor. This property offers stylish contemporary styled accommodation that offers excellent energy efficiency and low maintenance living.

The property has been presented to a tasteful neutral theme and offers spacious light accommodation with contemporary fixtures and fittings throughout. There is a communal entrance hallway. The property then has its own entrance hallway, with storage cupboard and superb open plan living dining kitchen, spacious double bedroom with built in wardrobes and contemporary shower room.

Outside, the property has communal maintained garden areas and has the benefit of an allocated parking space.





The Detail

Entrance through composite double glazed entrance door into the hallway. Fitted with wood grain effect flooring and opens into the open plan living, dining, kitchen area. Doors off the hallway giving access through to the bedrooms, shower room and useful built-in storage cupboard.

This superb open plan living space offers dining area, living area with open plan kitchen and has two windows to the rear elevation. The kitchen Area is fitted with a range of white fronted units comprising wall, base and drawer units with brushed stainless steel handles, roll edged laminated work surface over with matching splashback, integrated stainless steel electric oven, gas four ring hob, stainless steel splashback and stainless steel extractor canopy over. Stainless steel one and a half sink drainer unit with mixer tap and wall mounted Baxi combination boiler concealed in wall mounted cupboard, appliance space for an automatic washing machine.

The spacious double bedroom is located at the front of the property with window to the front elevation and built-in slide doored wardrobes. There is also beautifully appointed contemporary shower room fitted with a low level WC with chrome push button flush, wall mounted ceramic wash hand basin with chrome Monobloc mixer tap with ceramic tiled splashback. Double width walk-in shower with shower screen and wall mounted Mira mains fed shower unit, with shower attachment and rain shower head above. Ceramic tiled splashbacks, wood grain effect floor, central heating radiator and extractor fan.

The property also has communal maintained gardens and an allocated parking space.





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The Location

The property is located on the edge of Allestree, which provides an excellent range of local amenities including the noted Park Farm Shopping Centre and regular bus services.

Local recreational facilities include Woodland's Tennis Club, Allestree Park, with golf course and fishing lake, Markeaton Park with boating and fishing lake and Kedleston Golf course all a short distance away.

The property is also on the doorstep of the Kedleston Estate, offering many pleasant countryside walks.

The property is situated close to the very sought after village of Quarndon, some three miles north of Derby City centre

The popular village of Duffield lies approximately 2 miles north and has a wider range of amenities including a selection of shops and train service.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 47.1 m² (507 sq.ft.)
TOTAL : 47.1 m² (507 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The *Particulars*

- Superb One Bedroom Ground Floor Apartment
- Recently Constructed - Contemporary Fittings
- Ideal for Professional Or First Time Buyer
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Open Plan Living Dining Kitchen
- Double Bedroom & Contemporary Shower Room
- Allocated Parking Space
- Close to Markeaton Park & Quarndon Village
- Close to Open Countryside & Kedleston Estate
- No Chain Involved

Size

Approx 507.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

A

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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