



£150,000

Bridge Street, Belper DE56 1HE

Flat | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Over 60s Retirement complex
- Superb First Floor Apartment
- 2 Bedrooms
- Recently Fitted Kitchen & Shower Room
- Central Belper Location
- Ideal For Amenities
- Walking Distance Belper & Bus Train Stations
- Viewing Essential
- COUNCIL TAX BAND B

## Property Description

An opportunity to acquire this superbly presented first floor retirement apartment located within the heart of Belper town Centre. Open to the over 60s.

## Main Particulars

Derbyshire Properties are pleased to present for sale this first floor over 60s two bedroom apartment. The property is presented to an extremely high standard with beautifully fitted kitchen and shower room.

Meadow Court is highly sought after due to its central Belper location close to the doctors, Dentist and all the towns amenities. The property also offers substantial visitor parking, laundry service and his warden aided if required.

### Entrance

Entered by composite door from the front elevation, wall mounted shelving and stair staircase to 1st floor landing. (Stair Lifts can be fitted)

### Landing

With wall mounted telephone entry system, and internal doors accessing all rooms.

### Living Room

With double glazed windows to the rear elevation overlooking Belper Meadows cricket round, TV point, and wall mounted modern electrical storage heater.

### Kitchen

Comprising of a range of matching wall and base mounted units with modern flat edged worksurface incorporating sink drainer unit with mixer taps and tile splashback areas. Integrated induction hob, electric oven, extractor canopy, integrated washing machine and space for fridge. Wall mounted shelving, tiled effect vinyl floor covering and double glazed window to front elevation.

### Shower Room

This superbly presented three-piece shower room comprises of a WC, vanity unit and shower enclosure with wall mounted electric shower and attachment over with complementary glass shower screen. Ceiling mounted extractor fan, wall mounted chrome heater towel rail, part wall tiling and useful linen storage cupboard.

### Bedroom 1

Double glazed window to the front elevation, wall mounted electrical storage heater and open double wardrobe providing ample storage and hanging space.

### Bedroom 2

(currently used as a study) with double glazed window to the front elevation, wall mounted electrical storage heater and useful storage cupboard located over the

stairs.

#### Outside

The outside of Meadow Court is beautifully presented and is covered within the service charge. It comprises of a range of dry stone walls, well cared for lawns and pathways.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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= RAINBOW IN REALTY =

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