



DERBYSHIRE
PROPERTIES
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£165,000

Kedleston Close, Belper DE56 1TZ

Apartment | 2 Bedrooms | 1 Bathroom

01773 820983

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Step Inside

Key Features

- Modern Apartment
- Central Belper Location
- 2 Large Double Bedrooms
- Modern Shower Room
- x2 Storage Rooms
- Parking
- Retirement Community
- Over 55's
- No Chain Involved
- Competitively Priced

Property Description

Offered with no upward chain and positioned in the heart of Belper town centre is this spacious second-floor, two-bedroom modern apartment.

Main Particulars

Derbyshire Properties are delighted to present for sale this well-maintained and generously proportioned two double bedroom apartment, situated within the highly regarded Heritage Court development. Perfectly placed for easy access to all local amenities, including shops, the bus station and Belper train station, the property is ideally suited to those seeking a comfortable retirement home. Competitively priced, early viewing is highly recommended to avoid disappointment.

Entrance Hall

A welcoming entrance hallway featuring a wall-mounted electric storage heater, decorative coving to the ceiling, thermostat control and a warden-aided control unit. There are two useful storage cupboards, and internal doors leading to all rooms.

Living Room

A bright, well-proportioned living space with double glazed windows to the rear and side elevations. Features include decorative coving, a wall-mounted electric storage heater and TV point. The focal point of the room is the wall-mounted electric fire with an attractive stone surround. Double internal doors open through to:

Kitchen

Fitted with a matching range of wall and base units with roll-top work surfaces, incorporating a stainless steel sink and drainer with mixer tap. Integrated electric oven, hob and extractor fan, space for fridge/freezer, under-cupboard lighting, vinyl flooring, part-tiled walls, decorative coving and a double glazed window to the rear elevation. Wall-mounted heater.

Large Master Suite

A spacious double bedroom with a double glazed window to the rear, decorative coving and a fitted double wardrobe.

Bedroom 2 (Currently used as a Dining Room)

With a double glazed window to the side elevation, decorative coving and a wall-mounted electric panel heater. An arrangement of fitted wardrobes provides excellent storage and hanging space.

Shower Room

Appointed with a low-level WC, vanity unit and a large fully enclosed shower with mains-fed shower attachment. Additional features include a glass screen, decorative coving, full wall tiling, extractor fan, wall-mounted heated towel rail and vinyl flooring.

ADDITIONAL INFORMATION

RESIDENTS LOUNGE

An elegantly furnished, popular meeting place which has a separate kitchen area where you can enjoy morning coffee or afternoon tea. There is also nearby communal

gardens and a patio area where residents can sit outside.

GUEST SUITE

Handy if you require additional help to put up your visiting friends and family if they wish to stay over night. There is a twin bedded room with en-suite shower facilities, a television and tea and coffee making facilities which is bookable through the house manager.

LAUNDRY ROOM

Incorporating a range of quality washing machines and separate dryers, which are conveniently raised for easy loading and unloading, a sink, ironing board and iron.

MANAGEMENT

One service charge covers all communal internal and external maintenance and gardening, water rates, a 24 hour careline, the house manager, lift maintenance, communal TV aerial and much more.

THE APARTMENT

The apartment is situated on the third floor of the development and can be reached via a lift. Each room has a security alarm button or pull cord, plus intruder and smoke alarms, waist height power sockets through out and thermostatically controlled electric storage heaters.

LEASEHOLD/MANAGEMENT INFORMATION

The lease has approximately 108 years remaining, the ground rent and maintenance charge is currently £460 per annum. From Feb 2014 - Feb 2015 the combined maintenance and ground rent will be £3045.73 per annum.

INTERNAL FACILITIES

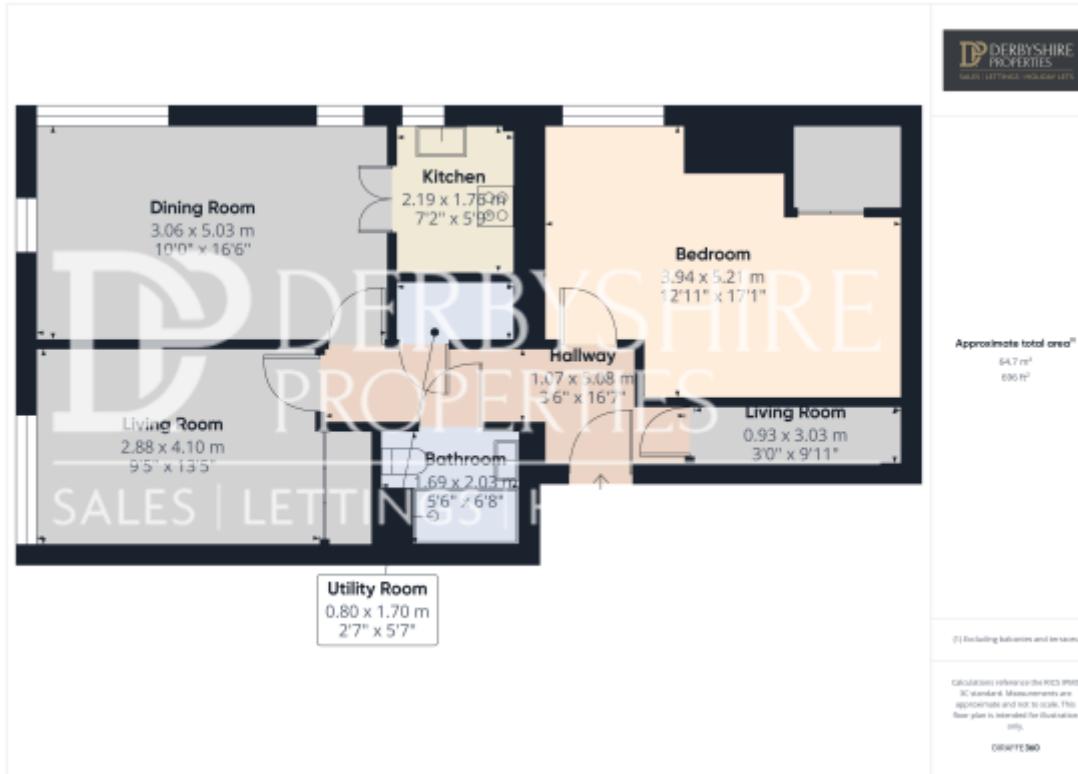
A Live In House Manager - A reassuring presence, someone on hand during business hours Monday to Friday. To answer your questions and keep an eye on your apartment while you are away.

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.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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