

**ON HOLD**



**Peckerdale Gardens, Keepers Place, Spondon**  
**Asking Price Of £125,000**

  
**MARTIN&CO**



## Peckerdale Gardens, Keepers Place, Spondon

APARTMENT 060405000

- Well proportioned second floor apartment
- Open plan living/kitchen area
- Two bedrooms, master with en-suite facility
- Allocated parking space
- Offered for sale with no onward chain

**WELL PROPORTIONED SECOND FLOOR APARTMENT - TWO BEDROOMS, MASTER WITH EN-SUITE - OFFERED FOR SALE WITH NO ONWARD CHAIN. Located on the second floor of a modern complex is**

**THE PROPERTY** Well presented second floor apartment situated in a gated development within Spondon. Ideally suiting the first time buyer or investor, the property benefits from allocated parking, security intercom system and electric heating. The property features open plan kitchen/living area, two good sized bedrooms (master with ensuite facility) and bathroom.

The property is situated close to the A52, and Borrowash which makes it ideal for someone requiring access to Derby, Nottingham, the M1 or East Midlands Airport.

**LOUNGE** 18' 4" x 14' 4" (5.60m x 4.39m) A spacious living area open plan with the kitchen. Benefitting from uPVC



double glazed doors opening to the Juliet balcony. Wall mounted electric radiator.

KITCHEN 9' 3" x 6' 7" (2.82m x 2.01m) With units at eye and base level providing work surface, storage and appliance space. Stainless steel sink unit with mixer tap over, integrated electric cooker and hob and plumbing for washing machine.

BEDROOM ONE 14' 4" x 11' 7" (4.38m x 3.55m) With uPVC double glazed window to the rear elevation. Wall mounted electric radiator.

ENSUITE A suite in white comprising of shower cubicle with electric shower, wash hand basin and WC.

BEDROOM TWO 14' 6" x 8' 2" (4.43m x 2.51m) With uPVC double glazed window to the rear elevation. Wall mounted electric radiator.

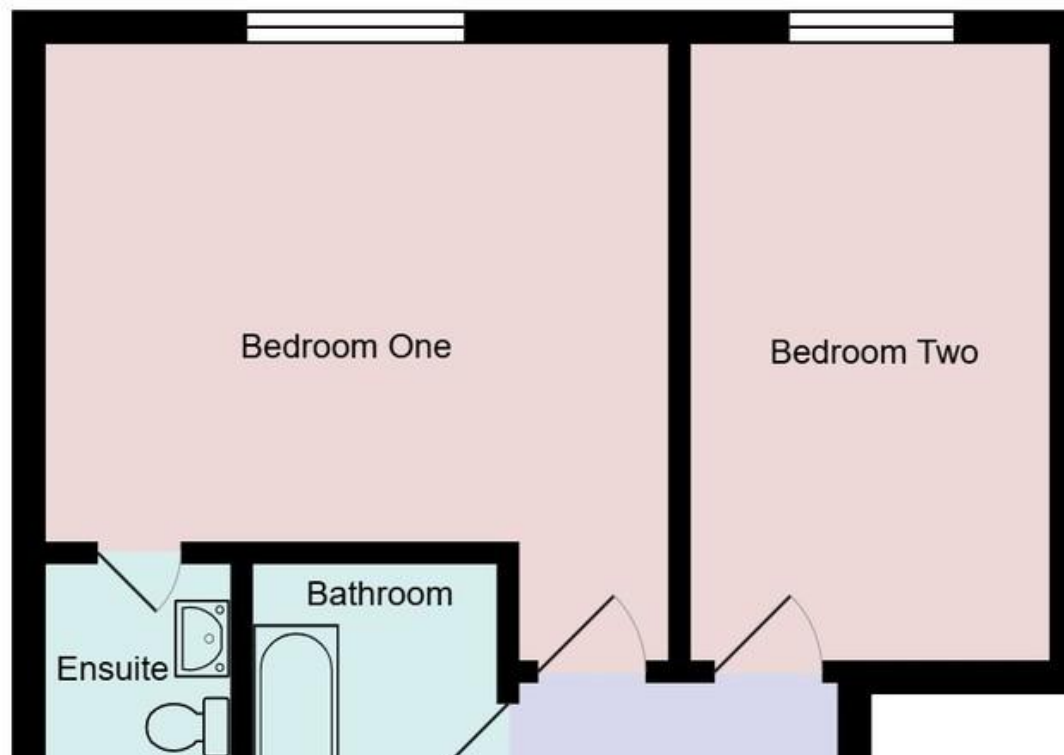
BATHROOM A suite in white comprised of panelled bath with mixer shower over, wash hand basin and WC.

LEASE DETAILS 155 year lease from 1 January 2005  
Ground rent is £150 per annum payable in two instalments: 1 January and 1 July.  
Service charge TBC  
NB

We understand no pets are to be kept in the property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Martin & Co Derby

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