



Ticknall Walk, Sunnyhill DERBY DE23 1TX

welcome to

Ticknall Walk, Sunnyhill DERBY

Situated within Sunnyhill is this ground floor, two bed apartment exclusively for over 55s. Boasting well-presented accommodation with neutral decor, stylish shaker-style kitchen, modern shower room, good storage and the benefit of allocated parking.



Leasehold Details

Entrance Hallway

Lounge/ Dining Room

Irregular Shaped Room 19' at Longest Point x 9' 10" at Widest Point (5.79m at Longest Point x 3.00m)

Kitchen

9' 7" x 6' (2.92m x 1.83m)

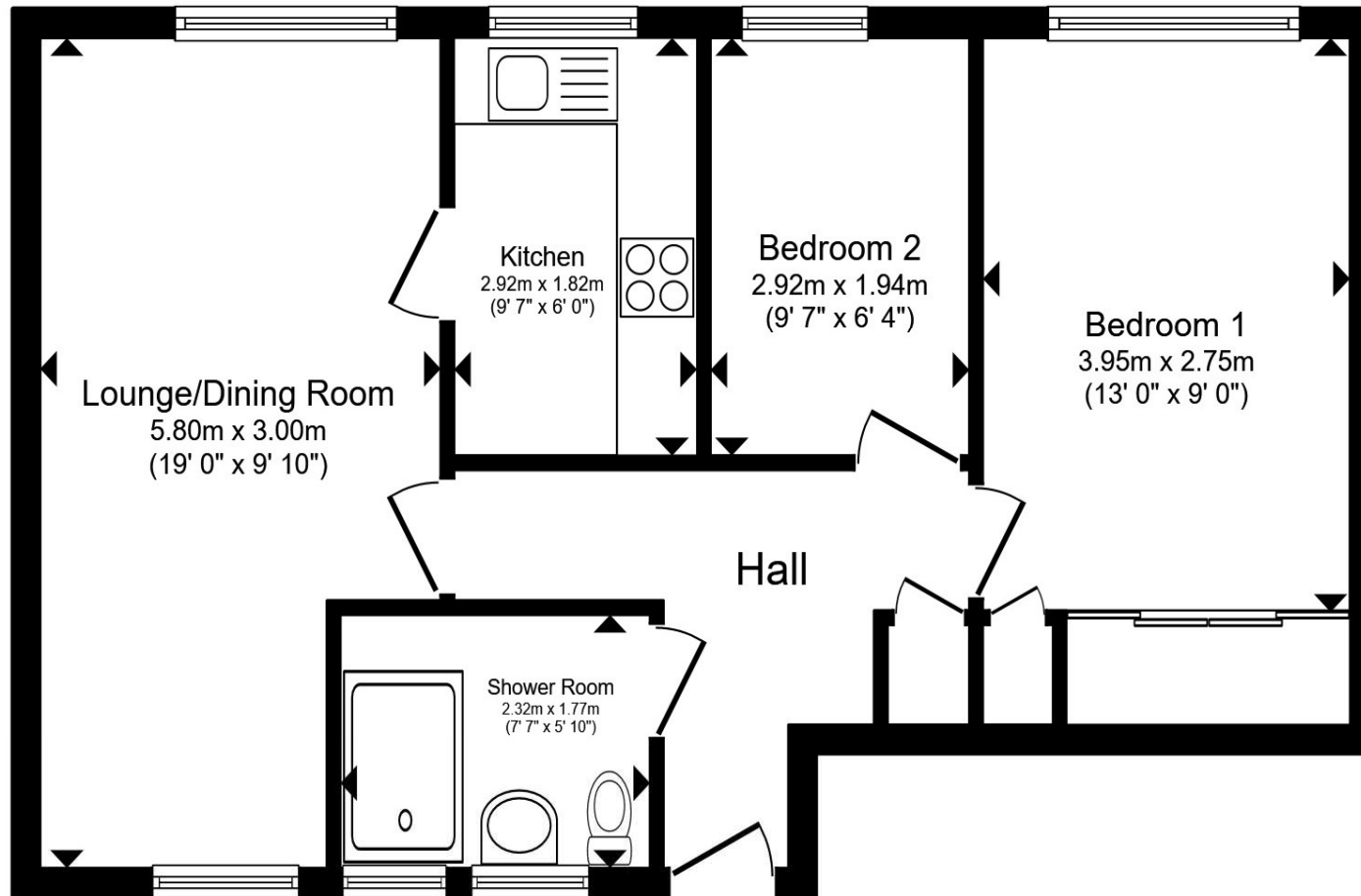
Bedroom One

13' x 9' Excluding Wardrobe (3.96m x 2.74m Excluding Wardrobe)

Bedroom Two

9' 7" x 6' 4" (2.92m x 1.93m)

Shower Room



Total floor area 52.7 m² (567 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Ticknall Walk, Sunnyhill DERBY

- Ground Floor Apartment
- Over 55 Development
- Two Bedrooms with Storage to Main Bedroom
- Parking & Communal Gardens
- Close to Good Transport Links & Amenities

Tenure: Leasehold EPC Rating: C

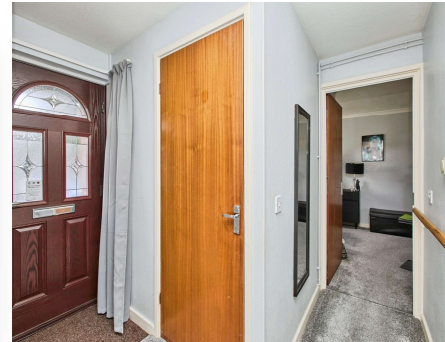
Council Tax Band: A Service Charge: 2038.68

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 May 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121794 - 0002

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Presented to a high standard throughout, this attractive two-bedroom ground floor apartment is located within a popular over 55s development, ideally positioned for easy access to local amenities. The property further benefits from allocated parking and well-maintained communal gardens, offering pleasant outdoor space for residents.

The accommodation, which is both double glazed and centrally heated, briefly comprises a welcoming entrance hallway with storage cupboard. There is a generous lounge/dining area featuring dual-aspect windows that create a bright and airy living space. The kitchen is well-equipped and thoughtfully laid out, with good quality shaker-style cabinetry, while the two bedrooms provide comfortable and versatile accommodation, the largest bedroom provides built-in wardrobes. A contemporary shower room completes the internal layout.

The property is presented with neutral decor throughout.

Ticknall Walk offers a lifestyle centred around comfort and convenience, with attractive shared gardens that are perfect for relaxing or socialising. Residents also enjoy close proximity to a range of local facilities including shops, healthcare services and public transport links. This peaceful yet well-connected setting makes it an excellent choice for those seeking a low-maintenance home within a friendly community.



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