



Lady Well Views Springwood Gardens
Belper

Lady Well Views Springwood Gardens Belper DE56 1RT

for sale offers over
£80,000



Property Description

Located within the popular Lady Well Views close care retirement apartments designed for over 55's, this beautifully presented one bedroom with stunning countryside views is being sold with no onward chain. Comprising in brief of a fitted kitchen, lounge, bedroom and shower room. The apartment also benefits from laundry and waste facilities on the same floor, lift access, car park and guest suite as well as a communal lounge to the ground floor. Lady Well Views team is what especially sets them apart, especially the community manager and housekeeper who go above and beyond for the residents; also linked with award winning Spencer Grove care home meaning additional support can be arranged for residents to include but not limited to, dining services, cleaning, mobility assistance.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway / Kitchen

7' 3" x 10' 4" (2.21m x 3.15m)

Carpeted flooring, leading into the kitchen area with wall and base cabinetry, laminate worktops and a stainless steel sink with mixer tap. Integrated oven, electric hob and extractor hood. Complete with laminate flooring.

Lounge

18' 6" x 10' 5" MAX, IRREGULAR SHAPE (5.64m x 3.17m MAX, IRREGULAR SHAPE)

Newly fitted carpeted flooring, wall-mounted electric heater, airing cupboard, double glazed French doors to Juliet balcony.

Bedroom

18' 5" x 9' 7" MAX, IRREGULAR SHAPE (5.61m x 2.92m MAX, IRREGULAR SHAPE)

Newly carpeted floor, double glazed window looking onto countryside views, wall-mounted lights, wall-mounted electric heater, wardrobe.

Bathroom

5' 8" x 7' 2" (1.73m x 2.18m)

Laminate flooring, heater, wash-hand basin, W/C, shower cubicle.

Service Charge & Ground Rent

Annual ground rent: £294.84

Annual service charge: £2567.00

Service charge includes:

- Support team who provide 24 hour emergency monitoring and response
- Tunstall Telecare system, providing emergency and smoke alarms
- External maintenance
- Gardens and grounds maintenance
- Buildings insurance
- Heating, lighting and maintenance of all communal areas, including lifts
- External cleaning of windows and internal

cleaning of communal areas

- Provision of CCTV to provide additional security
- Use of laundry facilities and maintenance
- TV satellite dish providing access to Sky TV in all properties
- Upkeep of the road and car parking areas
- Community manager
- Guest Suite

Entrance Hallway / Kitchen

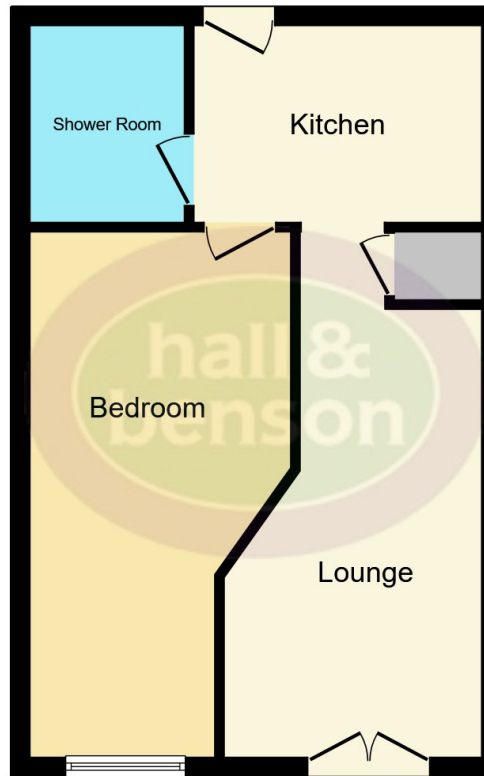
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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.focalagent.com

To view this property please contact Hall & Benson on

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2a King Street
 BELPER DE56 1PS

EPC Rating: E Council Tax
 Band: A

Service Charge:
 2567.00

Ground Rent:
 294.84

Tenure: Leasehold



view this property online hallandbenson.co.uk/Property/BPR101849

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Nov 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BPR101849 - 0011