

1 Crompton Close



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Two-bedroom cottage

A delightful two bedroomed semi-detached cottage with far reaching views over the Derbyshire countryside.

Property specifications

- Spacious living room benefitting from patio doors opening onto the terrace.
- Ground floor bedroom currently being used as an office.
- Ground floor guest bathroom.
- Fitted kitchen with integrated appliances including, fridge/freezer, washer/dryer slimline dishwasher, microwave and oven.
- Dual aspect first floor bedroom with built in wardrobes and Juliet balcony.
- En-Suite bathroom comprising bath with shower over, wash hand basin, low flush WC and a separate shower cubicle.
- Allocated parking space.

£400,000 (other fees apply)

Monthly management fee £918.12

Annual ground rent £100

Bistro Credit £88.45

Council Tax Band: E

A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

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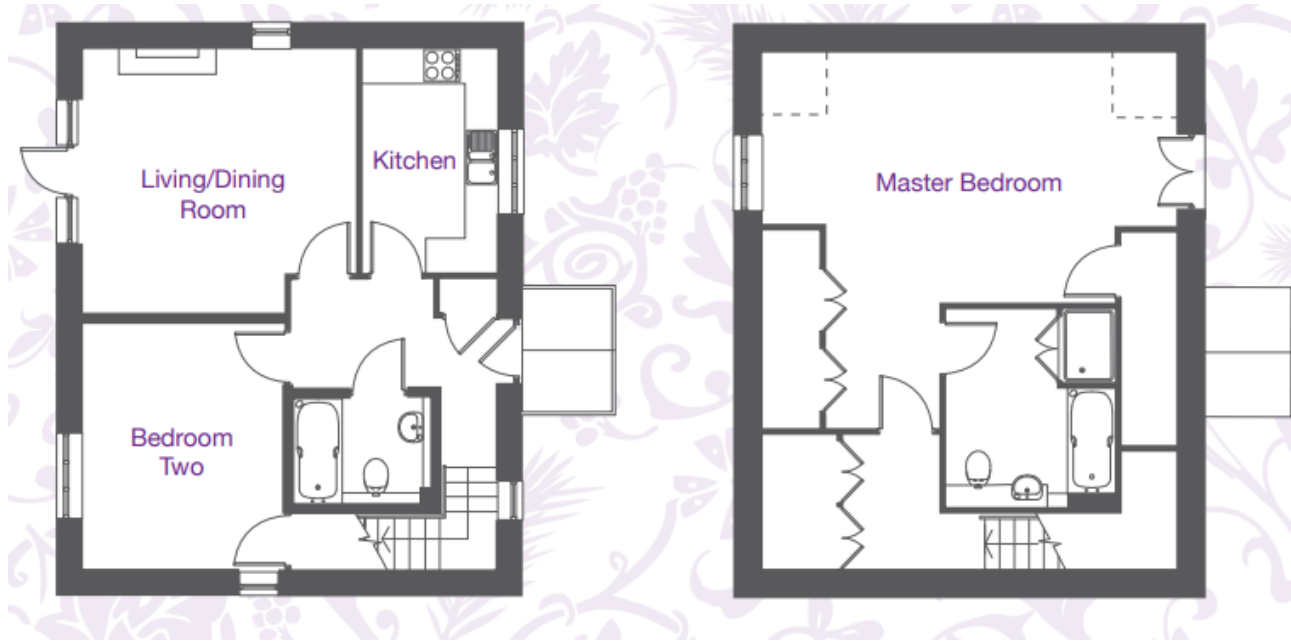


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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	4.35 x 4.50	14'5" x 14'9"
Kitchen	3.65 x 2.30	12'0" x 7'4"
Main Bedroom	6.20 x 6.80	20'5" x 22'5"
Bedroom 2	2.99 x 2.68	9'10" x 8'9"

Total Sq. Ft 1277

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. May 2024

