



## 3 Gardner Court Doveridge, Doveridge, DE6 5PH

**\*\* NO LEASEHOLD FEES PAYABLE \*\* FIRST FLOOR APARTMENT \*\*NO UPWARD CHAIN\*\* VILLAGE LOCATION \*\* OVERLOOKING THE GREEN \*\***

A modern and spacious one bedroom first floor apartment benefiting from double glazing and gas central heating. In brief, the property comprises private entry hallway, landing, lounge/diner, kitchen, one bedroom and family bathroom. Externally, there is off-road parking with further visitor parking available on site. Located within walking distance to the Doveridge village centre. Being situated on the first floor, the property benefits from its own attic space. The kitchen comes fully fitted with a wide range of appliances and white goods.

The popular village of Doveridge has its own primary school, village shop/post office and public house. There is excellent access to the A50 with its M1 and M6 links. The market towns of Uttoxeter and Ashbourne are also within easy reach, with Uttoxeter having good schools. Located in nearby Uttoxeter is a local railway station, sports and leisure facilities.

Asking Price £140,000

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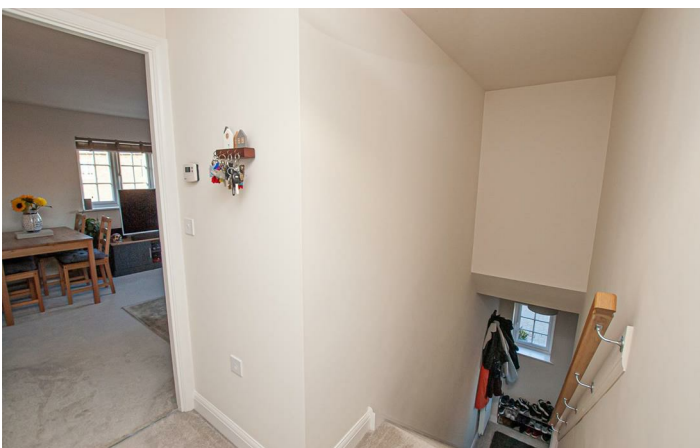
Measurements

Tenure

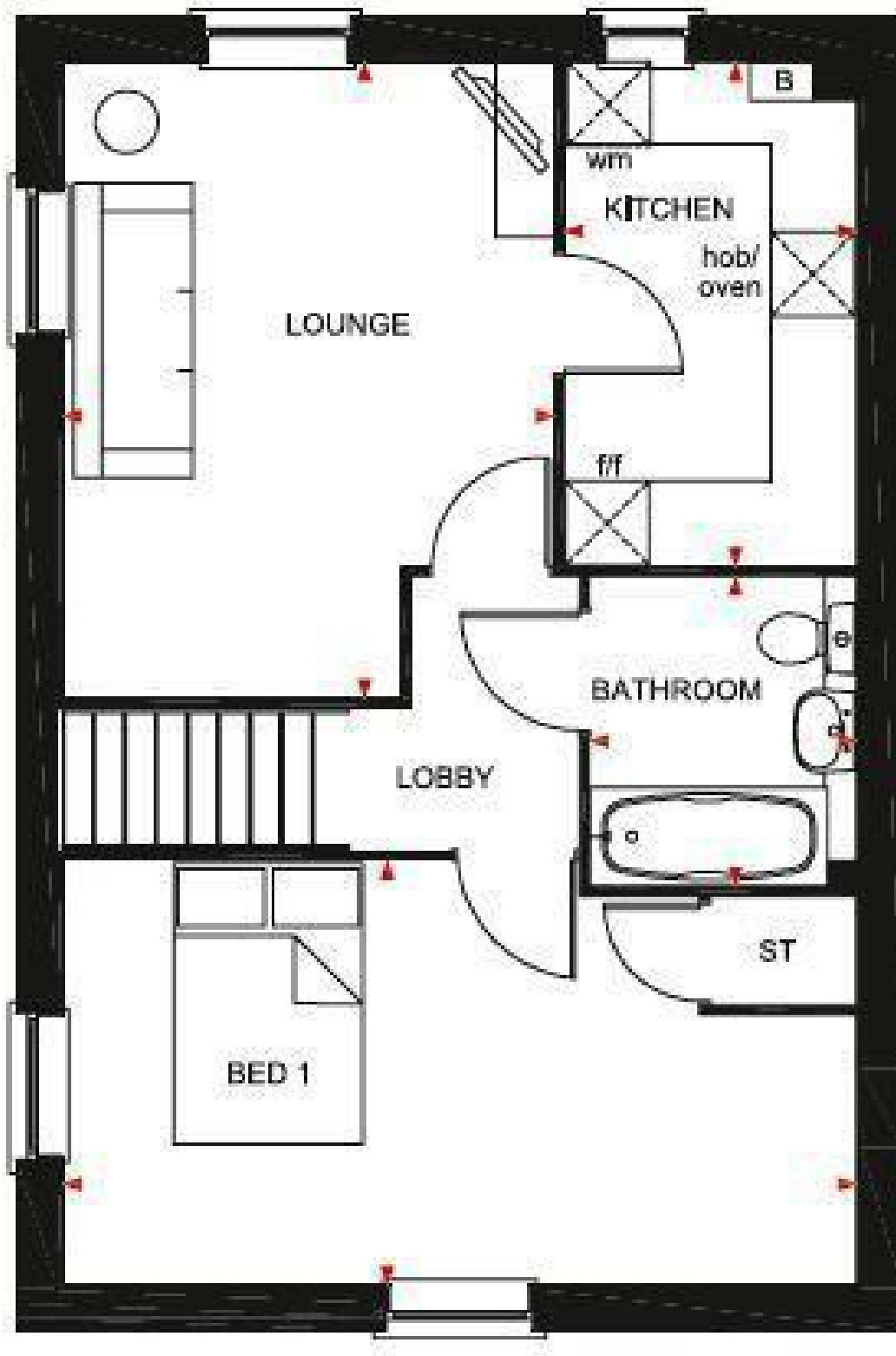


Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	77	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	