



**Ridgeway Court  
Warwick Avenue  
Derby  
DE23 6LH**

**Offers in Excess of £46,000**

**bettermove**

# Warwick Avenue Derby

Bettermove are proud to present this first floor 1 bedroom flat in Derby available with no forward chain welcoming cash buyers only. Residents must be over the age of 60 years.

The property benefits from double glazing, electric heating throughout and has off street parking available via the residents car park. The council tax band is B.

This is a leasehold property with 103 years remaining on the lease; the ground rent is £350 per annum and the service charge is £3,615 per annum.

Retirement apartments with one or two bedrooms are available in the complex. Each apartment has an own front door, entry hall, lounge/dining space, equipped kitchen, bedroom and bathroom. The video door entry system and the 24-hour emergency Appello call system are personal safety measures. A common lounge is located within the complex.

Located in the popular city of Derby, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Derby Train Station, the A38 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 44.3 sq.m. (477 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.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)