

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Apartment 19, Elm House, Old Hall Avenue Littleover, Derby, DE23 6EN



Superbly appointed spacious second floor two double bedrooomed apartment with additional allocated parking in front of single brick garage set within a small exclusive courtyard development

- Gas central heating • UPVC double glazing • Located within a secure gated development • Single brick garage • Additional allocated parking space • Spacious lounge with feature Juliet balcony • Kitchen/dining room with Juliet balcony • Utility/laundry room • Two double bedrooms • Master bedroom with fitted wardrobes and en-suite shower room • Well-appointed bathroom • Remote controlled entrance gate • Communal gardens • Close to Littleover village amenities
- **VIEWING ESSENTIAL** •

£850 Per calendar month



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GENERAL INFORMATION

A luxuriously appointed second floor spacious two double bedroomed apartment completed in 2008 by Messrs Radleigh Homes Ltd to an exacting specification.

It comprises one of only three providing the largest floor area and also having the unusual benefit of a single brick garage plus exclusive car parking.

This apartment block comprises only six apartments and this particular apartment is classed as a semi-detached property with a pleasant front and rear aspect.

The properties are also very secure approached by remote controlled entrance gate and having the benefit of a remote internal phone control for the entrance door to Elm House.

LOCATION

Littleover is a very sought after suburban village within walking distance of the apartment having an excellent range of shops within the old village centre plus schools at all levels together with the Derby High School and Derby Grammar School for Boys. This apartment is within the noted Littleover Community School catchment area.

There is a regular bus service to Derby City centre, which lies some two and a half miles to the north including the noted intu shopping centre.

There are excellent transport links with fast access onto the A38 and A50 leading to the M1 motorway. Local recreational facilities nearby include Mickleover golf course. The location is extremely convenient for Rolls-Royce, The Royal Derby Hospital, Toyota and the University of Derby.

ACCOMMODATION

ON THE GROUND FLOOR

COMMUNAL RECEPTION HALL

Impressive six panel entrance door with double glazed side-screens with staircase to the first and second floors off.

ON THE SECOND FLOOR

LANDING

Double glazed windows to the front and rear and light oak finished entrance door to:

SPACIOUS RECEPTION HALL 20'9" x 8'9" x 3'9" (6.32m x 2.67m x 1.14m)

With inset doormat, entrance door with chrome fittings, telephone intercom system, two radiators, high ceiling, smoke alarm, access to roof space providing storage.

LIGHT & SPACIOUS LOUNGE 17'6" into recess x 15'7" (5.33m into recess x 4.75m)

UPVC double glazed French doors opening onto Juliet balcony with aspect to front and matching window, two radiators, TV and telephone points, double glazed Velux window to side, internal double doors opening into kitchen/dining room and internal door to entrance hall (contemporary lounge furniture set with two tone Walnut effect finish with contrasting black comprising four wall mounted cabinets, three floor standing drawer units and TV.

SPACIOUS KITCHEN/DINING ROOM 17'5" x 12'10" (5.31m x 3.91m)

Fitted units consisting of 1½ bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four-ring stainless steel gas hob with stainless steel splash-back and stainless steel extractor hood over, matching fan-assisted electric double oven, (all AEG appliances above) integrated dishwasher, fridge and freezer.

Central fitted breakfast island with base cupboards, wine rack and matching worktops, ceramic tiled flooring, LED lighting with dimming control to high ceiling, concealed worktop lights, smoke alarm, two radiators, TV and wall bracket, Dining table and four chairs, UPVC double glazed window and French doors with Juliet balcony enjoying far reaching views across the valley to the rear, internal door with side internal glazed window giving access to the hall, internal double doors to lounge.

USEFUL UTILITY/LAUNDRY ROOM 10'3" x 3'9" (3.12m x 1.14m)

Fitted worktop, washing machine, Karndean flooring, wall mounted Glow-Worm 30CX1 boiler, electric consumer unit, extractor fan, high ceiling, sealed unit double glazed Velux window to rear, power, lighting



and double opening internal doors with chrome fittings.

MASTER DOUBLE BEDROOM 15'2" into recess x 12'4" (4.62m into recess x 3.76m)

Fitted double wardrobes with sliding doors and display shelving to the right hand side, matching four drawer chest of drawers, two matching drawer bedside cabinet and bed headboard/lights. High ceiling, radiator, TV and telephone points, UPVC double glazed window to front with Juliet balcony and internal door. Bed headboard, large chest of drawers and double wardrobe.

THREE PIECE EN-SUITE IN WHITE 8'1" x 4'8" (2.46m x 1.42m)

Feature double cubicle with Mira electric shower, pedestal wash hand basin, low level w.c., tiled splash-backs with matching ceramic tiled flooring, heated chrome towel rail/radiator, LED lighting to high ceiling, mirrored cabinet with lighting, extractor fan, shaver point and internal door.

DOUBLE BEDROOM TWO 11'9" x 9'4" (3.58m x 2.84m)

Radiator, high ceiling, UPVC double glazed window to front with Juliet balcony internal door, bed headboard, large chest of drawers and double wardrobe.

SPACIOUS & LUXURIOUSLY APPOINTED FOUR-PIECE BATHROOM IN WHITE 9'11" x 6'9" (3.02m x 2.06m)

Bath, wash basin with storage cupboard beneath, low level w.c., feature double shower cubicle, heated chrome towel rail/radiator, tiled splash-backs with matching ceramic tiled flooring, LED Lighting to high ceiling, UPVC double glazed window and internal door.

OUTSIDE & GARDENS

The exclusive apartments are approached by remote controlled entrance gates giving way to a gravelled driveway culminating in a car parking and turning area and access to an exclusive Tarmacadam car parking area immediately in front of:

SINGLE BRICK GARAGE 17'4" x 9' (5.28m x 2.74m)

With concrete floor, power, lighting, roof space for storage and up and over front door.

The communal gardens form a delightful complement to the apartments with lawns, fine specimen mature trees, gravel paths, well stocked shrubbery borders and beds. There are twin timber entrance gates plus a pedestrian path to the front, each resident having the benefit of an

exclusive key.

BRICK & TILED OUTBUILDING

Providing communal general storage facilities. Garden lighting and shared washing line facilities.

Further area of garden to the rear enjoying a high degree of privacy screened by close boarded timber fencing and mature trees and including a paved area giving way to a lawn which gently slopes away from the property with several inset fruit and ornamental trees.

DIRECTIONAL NOTE

The approach from Derby is via Burton Road (A5250) proceeding straight ahead at the traffic light junction with the ring road. Continue through Littleover Village centre eventually turning right into Old Hall Avenue (cul-de-sac) and Elm House will be located on the left hand side approached through a gated entrance. Apartment 19 is located on the right hand side and the apartment itself is on the second floor on the left hand side.

SPECIFIC REQUIREMENTS

The property is to be let furnished. Employed only. No smokers. No pets. Available from 23rd October 2021.

PROPERTY RESERVATION FEE

1 week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by arrangement through Scargill Mann & Co - Derby Office 01332 206620.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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