

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Flat 2, 5 Park Farm Drive Allestree, Derby, DE22 2QQ



Recently converted, well appointed one bedroom second-floor apartment finished to a high standard. Enjoying a highly convenient location within Allestree

- IDEAL INVESTMENT OPPORTUNITY • Second floor apartment • Close to University & local amenities • Electric central heating • Entrance hallway • Living/Dining kitchen • One bedroom • Shower room • Permit parking available • No upward chain •

Price £92,500



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GENERAL INFORMATION

A rare opportunity to acquire this recently converted, well appointed one bedroom second-floor apartment finished to a high standard. Being situated at the Park Farm Centre at Allestree, the apartment is situated in a highly convenient location within Allestree. The apartment is ideal for a professional person, first time buyer or investor, with a likely rental return of £585pcm.

The apartment is sold with the benefit of no upward chain, electric central heating, sealed unit UPVC double glazing and an allocated residents parking permit. Internally the accommodation briefly comprises entrance hallway, bedroom, shower room and fitted open plan living/dining/kitchen.

LOCATION

The property occupies a position in the heart of the Park Farm Shopping Centre, which has a comprehensive range of popular shops, cafés, gymnasiums and also within easy access of local schools, the popular Markeaton and Allestree Parks. There is swift access into Derby City centre and the University of Derby.

ACCOMMODATION

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL

ON THE SECOND FLOOR

Door providing access to:

FLAT 2- ENTRANCE HALLWAY

Recessed LED lighting, electric radiator, intercom system and doors off to all rooms.

STORAGE CUPBOARD

Housing the water tank and electric circuit board.

LIVING KITCHEN/DINER (L-SHAPED) 4.97m x 3.56m to 6.06m (16'4" x 11'8" to 19'11")

Preparation surfaces with matching up-stands, inset stainless steel sink with mixer tap over and drainer unit, a range of cupboards and drawers under with integrated fridge freezer and washer/dryer, fan assisted oven with four ring electric hob and extractor canopy over, complementary wall mounted cupboards, recessed LED lighting, electric radiators, upvc double glazed windows to rear.

BEDROOM 3.67m x 3.37m (12'0" x 11'1")

Upvc double glazed window to front, recessed LED lighting, TV aerial, electric radiator.

SHOWER ROOM 2.51m into shower x 2.03m (8'3" into shower x 6'8")

Partially tiled with a white suite comprising, wall hung wash hand basin with chrome mixer tap over and drawers under, low level w.c., shower cubicle, heated chrome ladder style towel rail/radiator, upvc double glazed opaque windows to front, recessed LED lighting, extractor fan, shaver point.

OUTSIDE

The apartment has one parking permit (free of charge).

TENURE

This property is Leasehold on a lease of 125 years. The service charge is approx £145 per annum with a ground rent of £100 per annum and buildings insurance of approx £162 per annum.

COUNCIL TAX BAND

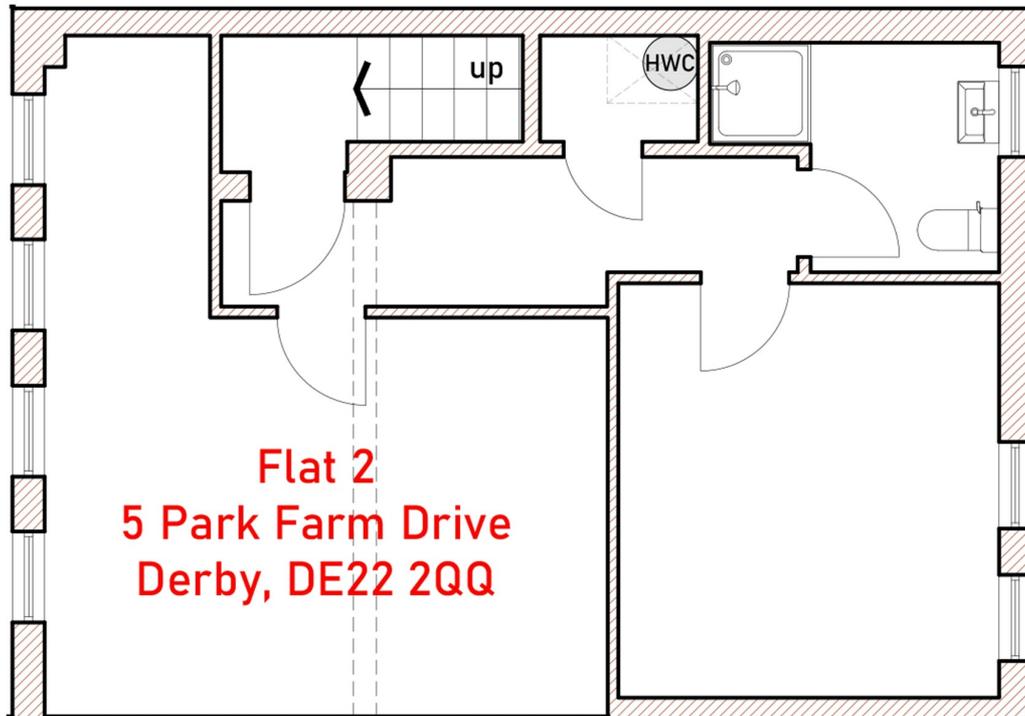
Derby City - Band TBC.

DIRECTIONAL NOTE

From our Derby office proceed along the main Kedleston Road, travelling to Allestree. When approaching Allestree, turn right into Birchover Way, proceed along Birchover Way for approximately 1 mile then take the turning right into Park Farm Drive. The apartments are situated within the shopping centre.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (JS/SE).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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BURTON UPON TRENT
DERBY
MATLOCK
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