

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Flat 2, 110 Park Farm Drive Allestree, Derby, DE22 2QQ



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

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

**Price £95,000**



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## **GENERAL INFORMATION**

A rare opportunity to acquire this recently converted, well appointed one bedroom first-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 £525pcm.

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, bathroom 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 FIRST FLOOR**

Wooden door providing access to:

### **APT 2 - RECEPTION HALLWAY**

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

### **STORAGE CUPBOARD**

Housing water tank and electric circuit board.

### **LIVING KITCHEN/DINER 5.18m x 4.40m (17'0" x 14'5")**

Preparation surfaces with matching up-stands, inset stainless steel sink and drainer unit with chrome mixer tap over, a range of cupboards and drawers under with integrated fridge, washing machine/dryer, fan assisted oven with electric four ring hob and extractor canopy over, complementary wall mounted cupboards, recessed LED, electric radiator and upvc double glazed window to front.

### **BEDROOM 3.67m x 2.95m (12'0" x 9'8")**

Electric radiator, upvc double glazed windows to front, recessed LED lighting and TV aerial.

### **BATHROOM 2.06m x 1.57m (6'9" x 5'2")**

Partially tiled white suite comprising wall hung wash hand basin with chrome mixer tap over and drawer under, low level w.c., bath with chrome mixer tap and shower over with side screen, recessed LED lighting, extractor fan, electric shaver point, chrome ladder style heated towel rail.

## **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 £128 per annum with a ground rent of £100 per annum and buildings insurance of approx £144 per annum.

### **COUNCIL TAX BAND**

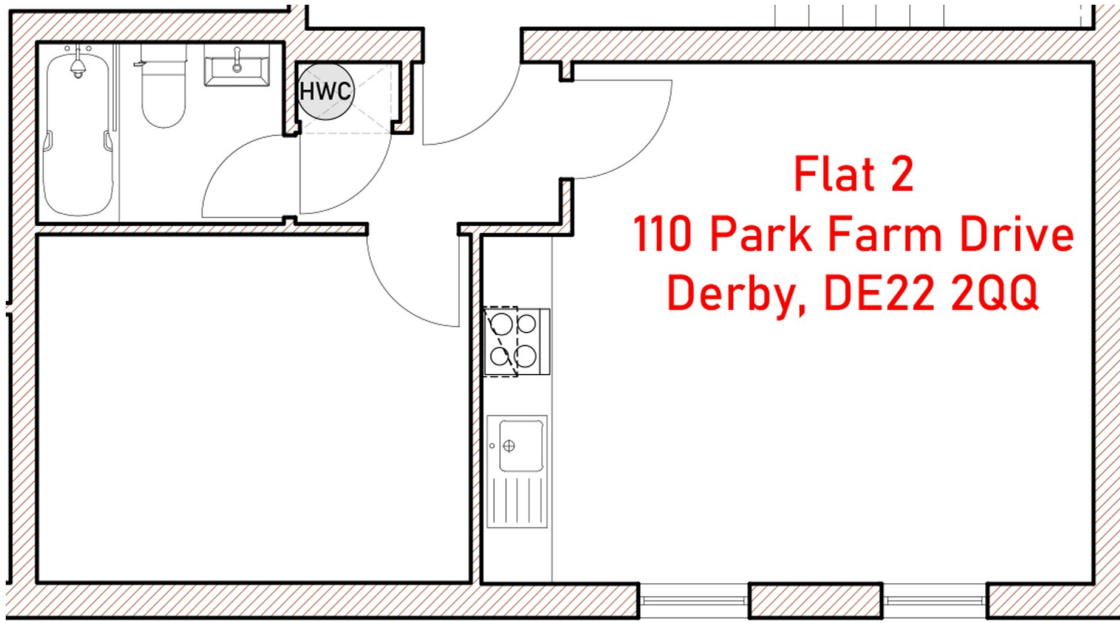
Derby City - Band TBC

### **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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	64
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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