

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

27 Meadowlark Grove Oakwood, Derby, DE21 2TT



An exceptionally well presented and tastefully decorated two bedroom terrace bungalow retirement home for the over 60's

- Independent Living for the over 60's • Well presented terrace bungalow • Situated in an idyllic location within a minute's walk of shops and facilities • Regular bus routes close by • No Upward Chain • Electric heating and double glazing throughout • Good sized lounge • Recently reappointed fully fitted kitchen • Two generous double bedrooms • Wet/shower room • Small patio area to the rear •
- **VIEWING ESSENTIAL** •

Price £145,000 - No Upward Chain



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720
derby@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

A rare opportunity to acquire this sumptuously appointed two bedroom terrace bungalow retirement home for the over 60's situated in an idyllic location within a few minute's walk of the renowned and excellent facilities available within Oakwood.

The terrace bungalow is situated in a select development specifically for the over 60's and offering retirement facilities with the benefit of an assistance warden and provides delightful accommodation which has been superbly presented to a high standard and specification.

A recommended internal inspection will reveal, a good sized lounge with Adams style feature fireplace incorporating electric fire, re-fitted kitchen, principal bedroom, bedroom two/dining room and wet/shower room. Outside, is a small patio area to the rear.

The sale provides a very genuine opportunity for the discerning purchaser to acquire this terrace retirement bungalow in an idyllic location and therefore a viewing is recommended.

LOCATION

Oakwood boasts a wide range of enviable local shopping facilities, recreational facilities and regular bus services to Derby City centre.

ACCOMMODATION

ENTRANCE LOBBY

Providing access to:

LOUNGE 4.51m x 3.7m (14'10" x 12'2")

Adams style pine feature fireplace incorporating electric fire and raised hearth, low cost night storage heater, built in airing cupboard housing the lagged hot water cylinder and immersion heater.

RECENTLY RE-FITTED KITCHEN 3.27m x 1.89m (10'9" x 6'2")

Refurbished to a very high standard and specification, offering inset sink unit with mixer tap over, base cupboard under, a range of base cupboards and drawers with work surfaces over, up-stand and decorative tiling, inset electric induction hob, built in oven under, extractor ceiling fan, complementary wall mounted cupboards, plumbing for automatic washing machine.

REAR LOBBY

Providing access to:

PRINCIPAL BEDROOM 3.5m x 2.95m (11'6" x 9'8")

With wardrobe recess, night storage heater.

BEDROOM TWO/DINING ROOM 3.91m x 2.16m (12'10" x 7'1")

(Currently used as a dining room) with door to the rear off, wall mounted electric heater.

WET/SHOWER ROOM

Comprising, vanity wash hand basin, low level w.c., walk-in shower with glazed screen, full tiled surrounds, tiled flooring, extractor fan.

OUTSIDE & GARDENS



There is a lawned foregarden with path leading to the entrance door with a small patio area to the rear.

COUNCIL TAX BAND

Derby City Council - Band A.

TENURE - PLEASE NOTE

The property is Leasehold with a Lease Term of 125 years from 19/08/1998. There is a service charge payable of approximately £168.00 pcm. Qualifying age: Over 60s. The scheme is designed for "Independent Retirement Living" and no care or assistance is provided by the Longhurst Group. The Longhurst Group would like all prospective purchasers to note that there are fees payable by the vendor upon a re-sale.

DIRECTIONAL NOTE

From Derby proceed along the old Mansfield Road travelling through Chester Green continuing on Mansfield Road. At the new traffic island take the turning right into Bishops Drive. Proceed along Bishops Drive for approximately 1 mile then take the turning right into Danebridge Crescent and first right into Saffron Drive and right again into Meadowlark Grove. The property is the situated at the head of the cul-de-sac.

VIEWING

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS
TUTBURY
WIRKSWORTH

8 Market Place, Ashbourne, Derbyshire DE6 1ES
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
 4 St. James's Street, Derby DE1 1RL
 39 Dale Road, Matlock, Derbyshire DE4 3LT
 6 St James's Street, Derby, DE1 1RL
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01 335 345460
 Tel: 01 283 548194
 Tel: 01 332 207720
 Tel: 01 629 584591
 Tel: 01 332 206620
 Tel: 01 283 520490
 Tel: 01 629 823489

ashbourne@scargillmann.co.uk
 burton@scargillmann.co.uk
 derby@scargillmann.co.uk
 matlock@scargillmann.co.uk
 lettings@scargillmann.co.uk
 tutbury@scargillmann.co.uk
 Wirksworth@scargillmann.co.uk