SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

218 Highfields Park Drive

Darley Abbey, Derby DE22 IJY



Beautifully presented two double bedroomed top floor apartment forming part of a very well kept development in a highly convenient location

Superbly presented secure communal entrance hall
 Private entrance hall
 Fabulous open plan lounge/dining room
 Fitted kitchen off
 Master bedroom with en-suite shower room
 Second double bedroom and separate bathroom
 Attractive communal gardens
 Allocated parking space

Offers over £135,000



4 ST. JAMES'S STREET, DERBY DEI IRL TELEPHONE: 01332 207720

derby@scargillmann.co.uk www.scargillmann.co.uk

ASHBOURNE | BURTON UPON TRENT | DERBY | MATLOCK | TUTBURY | WIRKSWORTH







GENERAL INFORMATION

This is a particularly well presented two double bedroomed top floor apartment on the Highfields Park Drive estate. The location is highly convenient for easy access to Derby city centre, Darley and Markeaton Park, Derby University and a fabulous range of facilities in Derby city centre itself.

The apartment is particularly impressive and the communal parts are particularly well presented. There is an entry phone intercom system and secure communal entrance hall with staircase to top floor. The apartment itself comprises entrance hall, impressive open plan lounge/dining room with fitted kitchen off. Master bedroom with en-suite shower room, second double bedroom and separate bathroom.

As mentioned, the property is set within attractive communal gardens and benefits from an allocated parking space.

ACCOMMODATION

SECURE COMMUNAL ENTRANCE HALL

With staircase to top floor (second). Private panelled entrance door provides access to:

HALLWAY

With inset door mat. Central heating radiator. Access to loft space. Telephone jack point. Entry phone intercom system.

SITTING ROOM/DINING AREA $6.3m \times 4.19m$ (narrowing to 3.49m) (20'8" \times 13'9" (narrowing to 11'5")

Two central heating radiators. Two upvc double glazed windows to front elevation. Feature archway to:

KITCHEN 4.12m x 1.78m (13'6" x 5'10")

A good size with roll edge preparation surfaces with tiled surrounds, inset 1½ stainless steel sink unit with mixer taps, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built in oven with grill beneath. Appliance spaces suitable for fridge freezer, washing machine and slimline dishwasher. Central heating radiator. Upvc double glazed window to rear. Panelled door to useful storage cupboard also housing the recently installed gas fired boiler.

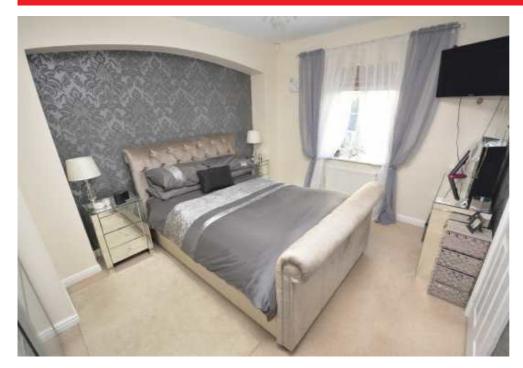
BEDROOM ONE 4.14m x 3.12m (13'7" x 10'3")

Please note the measurements include fitted wardrobes. Central heating radiator. TV aerial point. Upvc double glazed window to rear. Panelled door to:

WELL APPOINTED EN-SUITE SHOWER ROOM

Partly tiled with a white suite comprising low flush wc, pedestal wash hand basin, shower cubicle with integrated shower, central heating radiator, extractor fan.

BEDROOM TWO 4.51m x 2.24m (average measurement) (14'10" x 7'4" (average measurement))







Central heating radiator. Two upvc double glazed windows to front.

WELL APPOINTED BATHROOM $2m \times 1.68m$ (6'7" $\times 5'6$ ")

Partly tiled with a white suite comprising low flush wc, pedestal wash hand basin, panel bath, central heating radiator, extractor fan, shaver point.

OUTSIDE & GARDENS

Outside the property is set within attractive communal gardens and benefits from an allocated parking space.

TENURE

We have been advised by the vendor the property was built in 2008 and is leasehold. There is a monthly service charge of approximately £121 and an annual ground rent of £309. Prospective buyers are advised to get this information checked with their conveyancer/solicitor.

COUNCIL TAX BAND

Derby City Council - Tax Band B.

DIRECTIONAL NOTE

Approach from our Derby office is to proceed out of town along the A6 heading north along Duffield Road. At the traffic island adjacent to The Broadway Public House turn left onto Broadway and then right into Highfields Park Drive. Follow the road around keeping left and Number 218 will eventually be located on the left hand side.

VIEWING

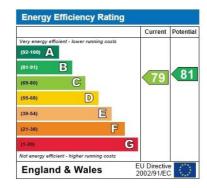
Strictly by appointment through Scargill Mann & Co-Derby office (BA/TS).

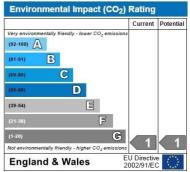












CONDITIONS OF SALE

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 particular 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	8 Market Place, Ashbourne, Derbyshire DE6 TES	Tel: 01335 345460
BURTON UPON TRENT	I Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ	Tel: 01283 548194
DERBY	4 St. James's Street, Derby DEI IRL	Tel: 01332 207720
MATLOCK	39 Dale Road, Matlock, Derbyshire DE4 3LT	Tel: 01629 584591
LETTINGS	6 St James's Street, Derby, DEI IRL	Tel: 01332 206620
TUTBURY	42b Bridge Street, Tutbury, Staffordshire DEI3 9LZ	Tel: 01283 520490
WIRKSWORTH	37 St. John's Street, Wirksworth, Derbyshire DE4 4DS	Tel: 01629 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