

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 218 Highfields Park Drive Darley Abbey, Derby DE22 1JY



**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**



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## GENERAL INFORMATION

This is a particularly well presented two double bed roomed 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 x 4.19m (narrowing to 3.49m) (20'8" x 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 1 1/4 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 x 1.68m (6'7" x 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).



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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