

Duffield Road
Derby, DE22 1BG



Lovely spacious ground floor apartment,
built as an addition to the Stunning
Glendair House, one of Derby's grand
period homes.

£165,000

John German

Located on the way into Derby city centre with convenient access to all major commuter routes as well as the beautiful Darley Park. This small development of apartments provides unique and great value accommodation in beautiful surroundings, something that little bit different, perfect for first time buyer, lock-up and leave pied-à-terre for anyone who's abroad a lot of the year or as a great alternative to a bungalow for an older person.

Access to the apartment is via a nice spacious entrance hall with a tiled floor and plenty of hanging space for coats, doors leading off to the main living accommodation and into the Jack and Jill guest bathroom.

The living space is open plan with plenty of living and dining space with two double glazed windows to the front, modern electric heaters and a newly fitted carpet.

Open plan off the living area is the kitchen fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap and tiled splashbacks, built in electric oven and four ring halogen hob with brushed aluminium back splash and matching extractor hood over, integrated washer dryer and integrated dishwasher (please note the dishwasher is known to have a fault but is in very good condition and may be repairable so its been left in place for the new buyer to decide if they want to keep it or not). The floor to the kitchen area is tiled and there is a double-glazed window to the front.

Set off the living area a central hallway provides access to the bedrooms with a large built-in airing cupboard housing a hot water cylinder.

Bedroom one is a generous double with an electric heater, double-glazed window and a newly fitted carpet. The ensuite shower room is fitted with a full three-piece suite comprising low flush WC, pedestal wash hand basin and shower cubicle. There is extensive ceramic tiling, a tiled floor, an electric fan heater and an opaque double-glazed window.

Bedroom two is also a good-sized double with double-glazed window, electric heater and newly fitted carpet. The ensuite bathroom also acts as a Jack and Jill guest bathroom with access of the entrance hall and is fitted with a three-piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath with shower attachment and glass screen. There is extensive tiling and a tiled floor as well as a wall mounted electric heater and an extractor fan.

Outside, the apartment has use of very attractive communal gardens with plenty of space for outdoor seating and or alfresco dining. The tarmacked car park has allocated parking for one vehicle with further unrestricted on-road parking to the rear if required.

The building has been owned by the leaseholder since the 1980's and has been lovingly restored and maintained, ensuring that this beautiful building will continue to remain a charming home well into the future.

Note: The seller has indicated they would prefer to sell to owner occupiers only and for them not to have any pets.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease commenced: Jan 2021

Years remaining: 248

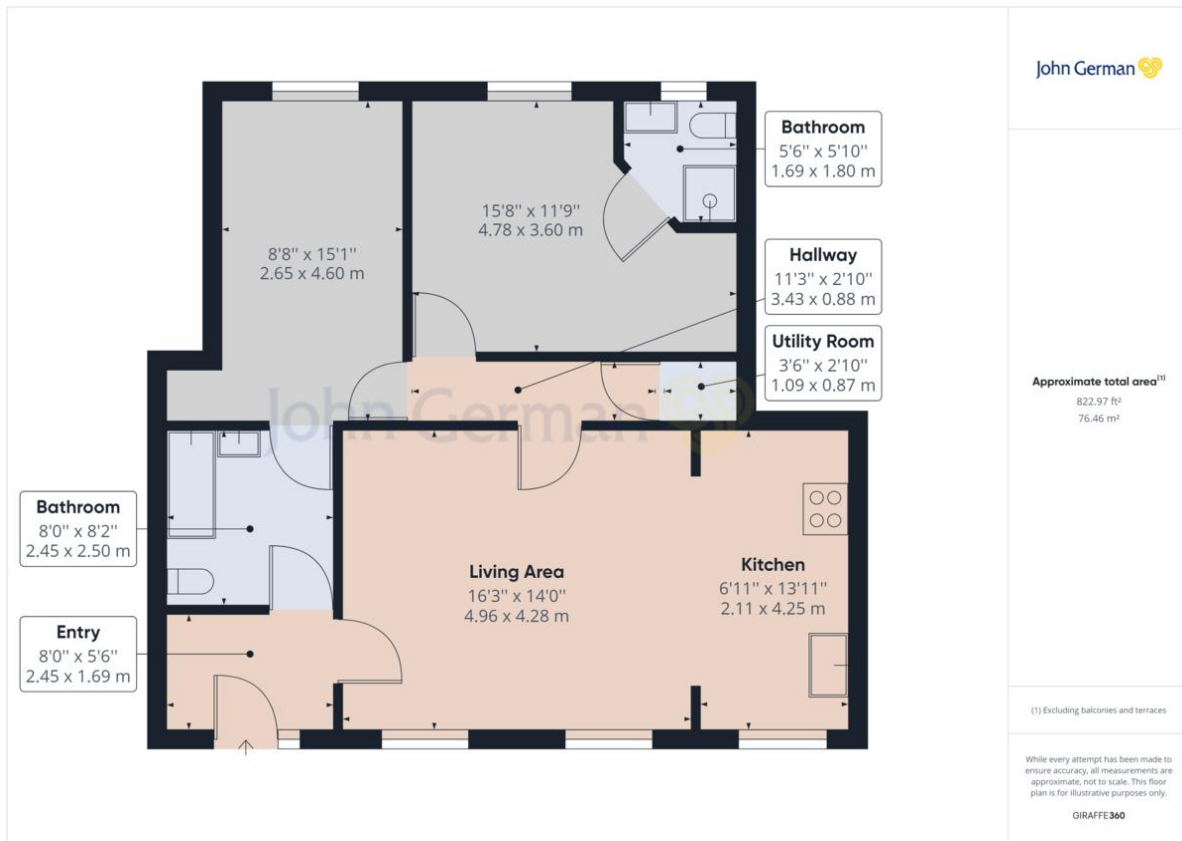
Service maintenance charge: Approx £800 per annum

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk

Our Ref: JGA/29122022

Local Authority/Tax Band: Derby City Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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