

# Highfields Park Drive

Derby, DE22 1JU

John German





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£135,000

**A fabulous, spacious two double bedroom apartment with open plan kitchen dining living area with triple aspect windows and a Juliette balcony, bathroom and en-suite to master bedroom, allocated parking plus visitors parking.**

Located off Broadway, one mile north of the City Centre, amidst landscaped surroundings and open green spaces, only 0.5 miles to Darley Park and 0.8 miles to Markeaton Park. Great access directly onto the A38 and A52.

The apartment benefits from electric heating, double glazing, video entry system and allocated parking.

Entrance to the apartment block is by way of a secure entrance lobby with stairs rising to the floors above. The apartment is located on the first floor with a spacious hallway having doors leading to all rooms and an electric heater.

The large master has built in wardrobes and storage cupboard, carpet to the floor and uPVC double glazed windows to the rear. The en-suite is fitted with a pedestal sink, low level WC and large shower cubicle, tiling to splashback areas, electric heater and uPVC double glazed window.

The bathroom is fitted with a three-piece suite with pedestal sink, low level w/c and bath with shower attachment, vinyl flooring.

Bedroom two is another double with plenty of room for storage, carpet to the floor and uPVC double glazed window.

The open plan living and dining area offers plenty of light and space with uPVC double glazed windows on three aspects. The kitchen is fitted with a comprehensive range of wall and base units with integrated oven, hob and extractor, space for appliances. There is room for a dining table and the living space has French doors with a Juliet balcony.

Outside the property comes with one allocated parking space and there are several additional visitor spaces available to use.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced on 29/5/09 for 125 years. Ground rent currently £215.82 paid twice yearly. Service charge currently £1208.96 per annum. Site maintenance fees are £50 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05072023

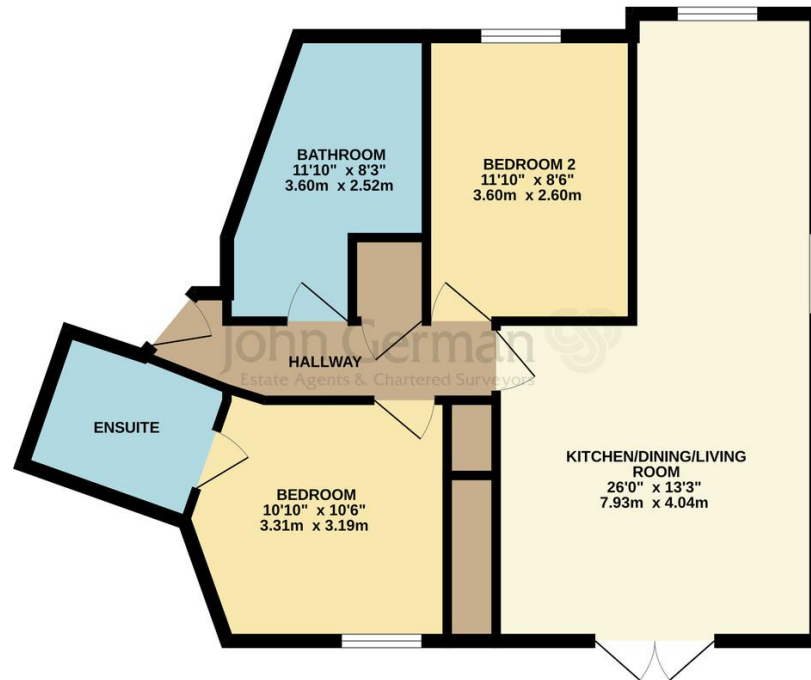
**Local Authority/Tax Band:** Derby City Council / Tax Band B







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Agents' Notes

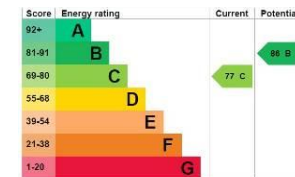
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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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