

Park Farm Drive

Allestree, Derby, DE22 2QP



Rarely available spacious apartment with affordable and easy to manage accommodation offering extremely convenient cosmopolitan living ideal for busy lives.

£130,000

John German

Occupying a pleasant position within the heart of the popular and highly favoured Park Farm Shopping centre in Allestree with an excellent range of shops, cafes, bars, takeaways and restaurants, doctors, dentists as well as a fitness centre. Easy access to an excellent bus service as well as access to superb commuter routes via A38/A52/A50. UPVC double glazing throughout and modern electric heating. Allestree Park and Markeaton Park within walking distance as well as Derby University and the city centre.

Internally entrance to the property is via an entrance hallway with a large built-in storage cupboard and stairs rising to the first floor.

Doors lead off to the ground floor living spaces starting with the spacious kitchen, fitted with a range of white gloss base and eye level units with roll edge work surfaces with matching splashbacks, inset stainless steel sink unit with mixer tap, breakfast kitchen with high gloss units, integrated oven and hob and plumbing for washing machine.

Completing the ground floor accommodation is a large open plan lounge diner with double aspect windows and a low cost night storage heater.

On the first floor are two double bedrooms and a good sized single with electric heaters served by a modern bathroom fitted with a full three piece suite comprising low flush WC, pedestal wash hand basin, panel bath with full tiled surround, shower over and glazed side screen, wall mounted electric heater and extractor fan.

Outside there is an open plan paved patio area to the front of the property with space for a bistro table and a few pots if desired.

Tenure: We have been informed by the seller that the lease is 150 years from the sale of the property and the service charge is still to be determined. Any prospective purchaser should ask their legal adviser to confirm this prior to purchase.

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

Our Ref: JGA/01112023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

812.32 ft²
75.47 m²

Reduced headroom

16.51 ft²
1.53 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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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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