

# Park Farm Drive

Allestree, Derby, DE22 2QP

John German





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£130,000

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

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, electric heater and stairs rising to the first floor. Spacious kitchen, fitted with a range of base and eye level units with roll edge work surfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap, built in oven and hob and plumbing for washing machine, integrated fridge and freezer (please note it is not known if these are in fully working order, the buyer will be responsible for replacing them if not). Completing the ground floor accommodation is a large open plan lounge diner with double aspect windows and a modern electric panel heater. On the first floor are two double bedrooms and a good sized single with electric heaters. The modern bathroom is fitted with a full three piece suite comprising low flush WC, pedestal wash hand basin, panel bath with fully 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 access across to the neighbouring apartments.

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

**Property construction:** Brick. **Parking:** Permit. **Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Mains. **Heating:** Electric heaters (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

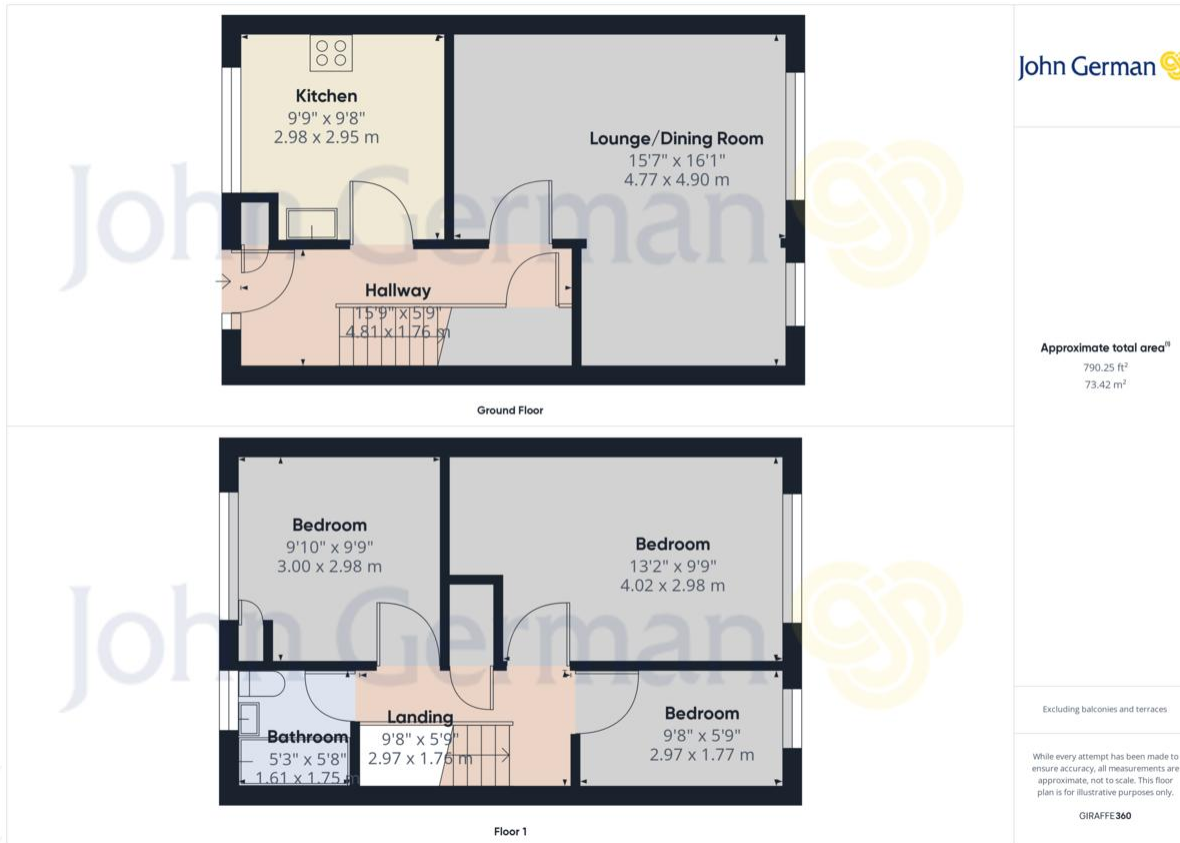
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/11012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







## Agents' Notes

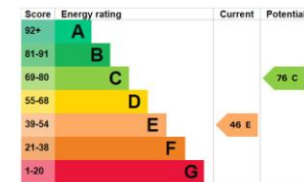
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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