

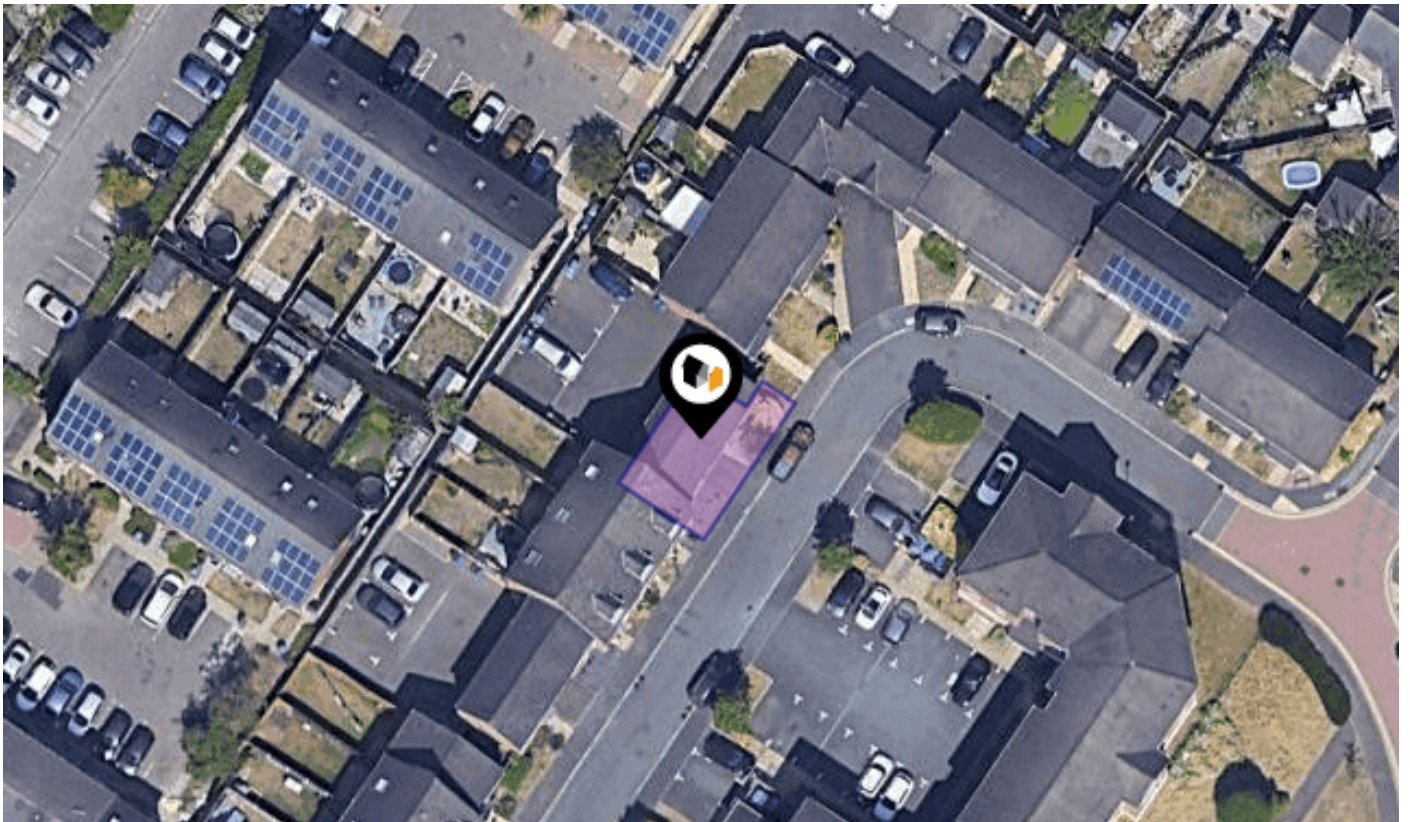


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th February 2024



PANAMA CIRCLE, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > No Upward Chain
- > Freehold
- > Council Tax Band B
- > EPC Rating C
- > Two Bedroom Coach House - Standard Construction

Property Description:

Available to the market with no upward chain is this exceptionally spacious, two bedroom coach house, located on the popular City Point Development. Benefiting from first floor living, a garage with allocated parking spaces and excellent access to Derby City Centre and the facilities of Pride Park. This property is ideal as an investment however would also make a superb first home.

With electric heating and double glazing throughout, the accommodation comprises; entrance hall, stairs leading to the first floor, a spacious living room, open plan kitchen/diner, two double bedrooms, the master with an ensuite shower room, along with a separate family bathroom with shower over bath. To the rear is a garage and allocated parking spaces.

City Point is popular for both families and young professionals, with excellent amenities close by including Derby train station. Alvaston Park is only a 5-minute walk away and the A52, A38, M1 and A50 are all easily accessible. An internal viewing is highly recommended!

Room Measurement & Details:

Living Room: (11'0" x 18'2") 3.35 x 5.54

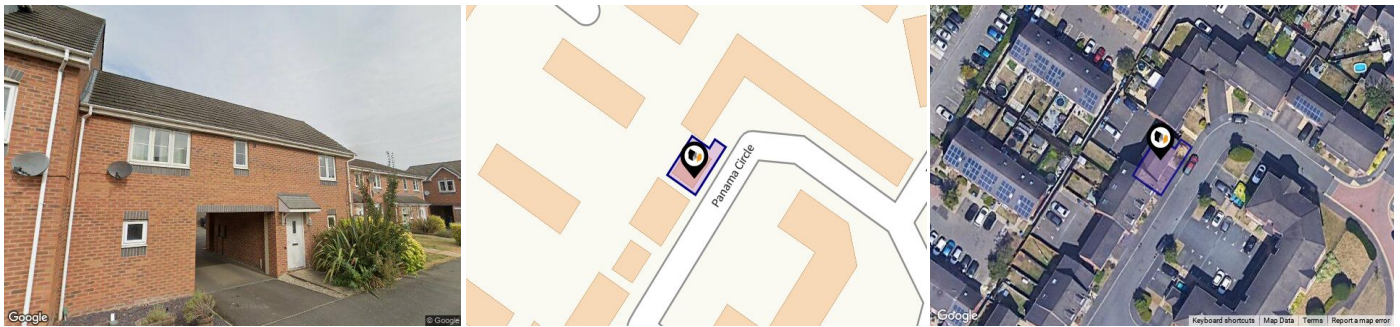
Kitchen: (6'6" x 10'3") 1.98 x 3.12

Bedroom 1: (8'7" x 16'6") 2.62 x 5.03

Ensuite: (4'0" x 7'3") 1.22 x 2.21

Bedroom 2: (8'7" x 10'1") 2.62 x 3.07

Bathroom: (6'6" x 7'6") 1.98 x 2.29



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£127
Bedrooms:	2	Tenure:	Freehold
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.03 acres		
Year Built :	After 2007		
Council Tax :	Band B		
Annual Estimate:	£1,486		
Title Number:	DY442891		
UPRN:	10010680053		

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

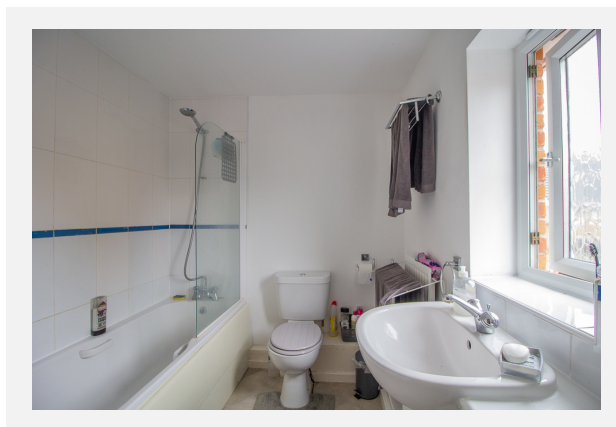
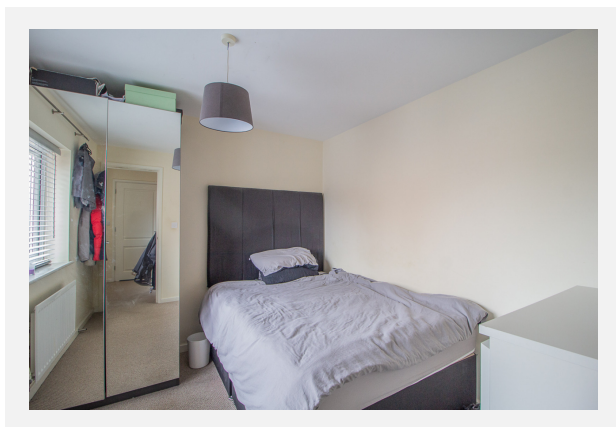
Mobile Coverage: (based on calls indoors)



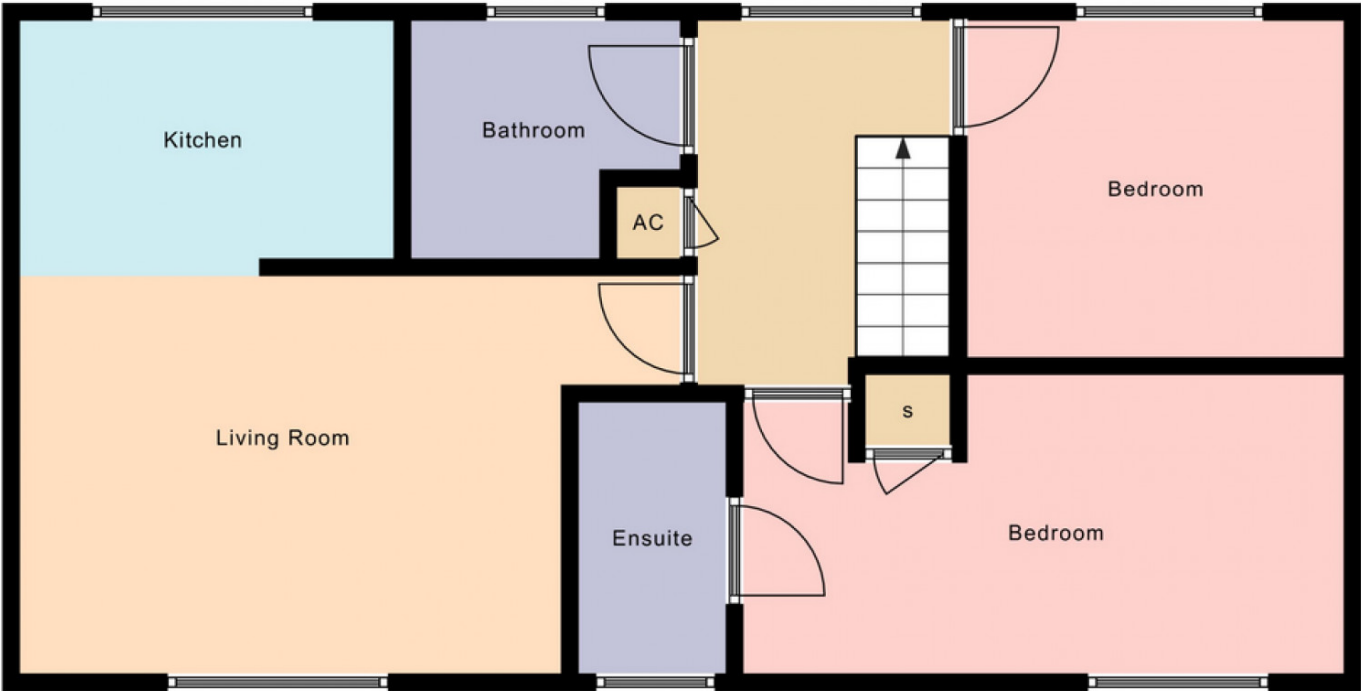
Satellite/Fibre TV Availability:







PANAMA CIRCLE, DERBY, DE24



Property EPC - Certificate



Panama Circle, DE24

Energy rating

C

Valid until 25.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

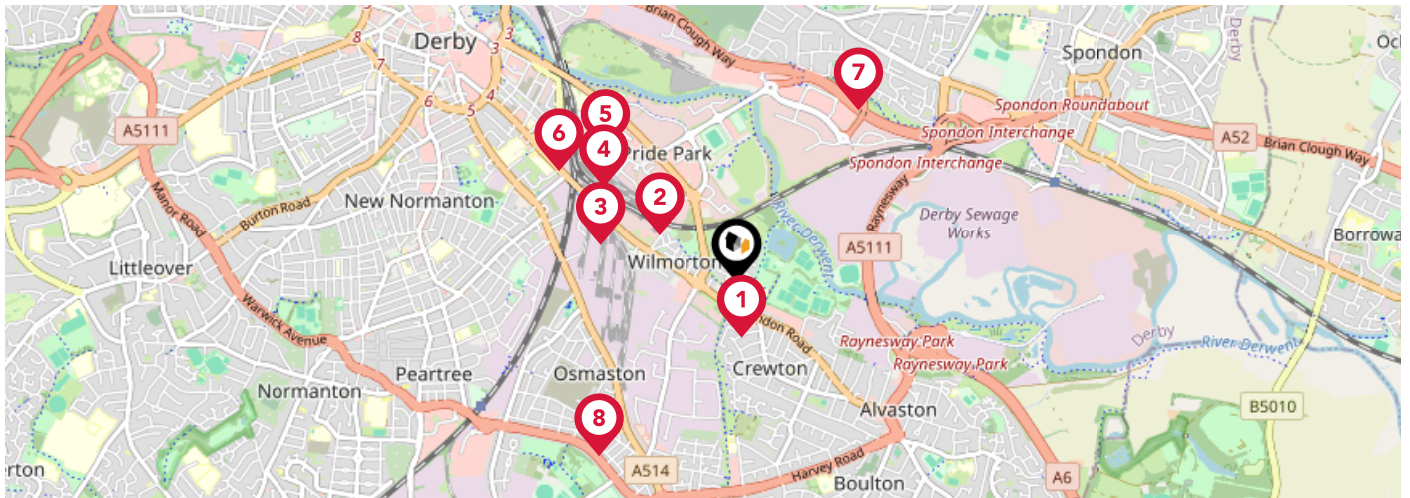
Property

EPC - Additional Data

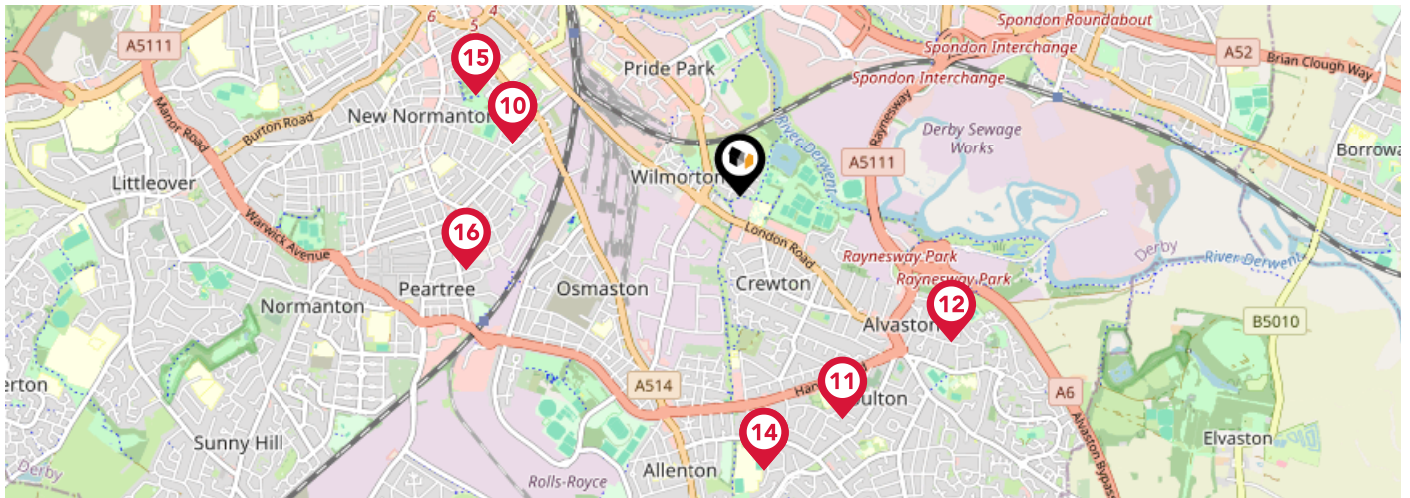


Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	To unheated space, insulated (assumed)
Total Floor Area:	62 m ²

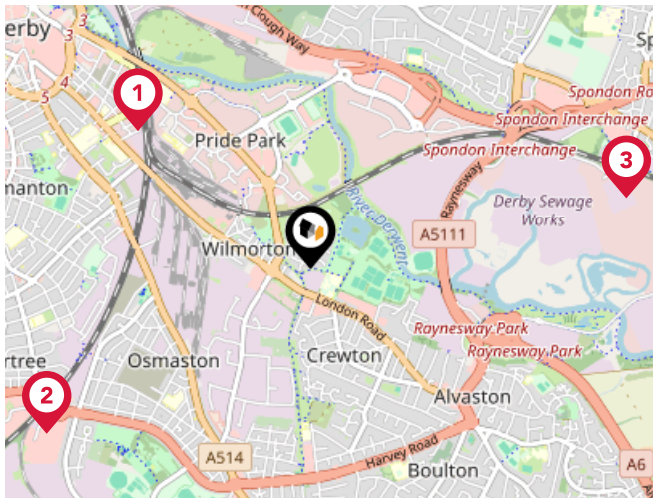


		Nursery	Primary	Secondary	College	Private
1	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Zaytouna Primary School Ofsted Rating: Requires Improvement Pupils: 302 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	UTC Derby Pride Park Ofsted Rating: Inadequate Pupils: 82 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Derby College Ofsted Rating: Good Pupils:0 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Derby Cathedral School Ofsted Rating: Not Rated Pupils: 357 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashwood Spencer Academy Ofsted Rating: Requires Improvement Pupils: 628 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



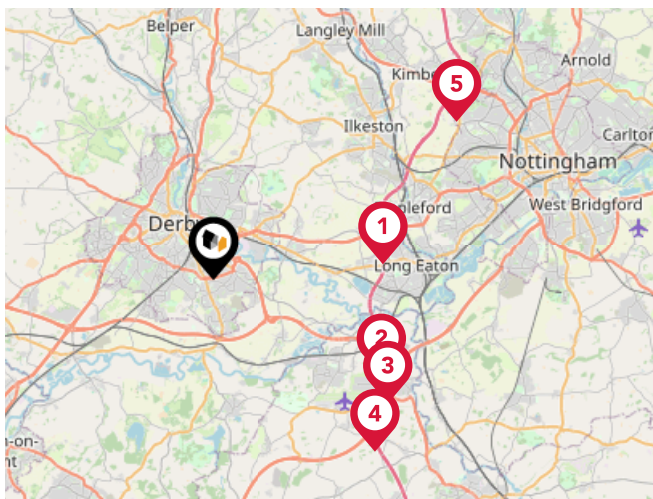
	Nursery	Primary	Secondary	College	Private
<p>9 Rosehill Infant and Nursery School Ofsted Rating: Good Pupils: 188 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St James' Church of England Aided Junior School Ofsted Rating: Requires improvement Pupils: 298 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Wyndham Primary Academy Ofsted Rating: Outstanding Pupils: 466 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Landau Forte Academy Moorhead Ofsted Rating: Requires Improvement Pupils: 243 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Alvaston Moor Academy Ofsted Rating: Inadequate Pupils:0 Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St James' Church of England Aided Infant School Ofsted Rating: Good Pupils: 94 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Pear Tree Community Junior School Ofsted Rating: Good Pupils: 351 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



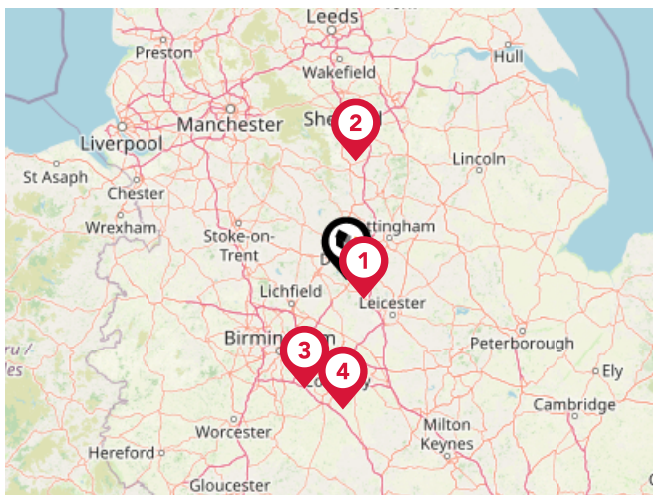
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	0.99 miles
2	Peartree Rail Station	1.39 miles
3	Spondon Rail Station	1.45 miles



Trunk Roads/Motorways

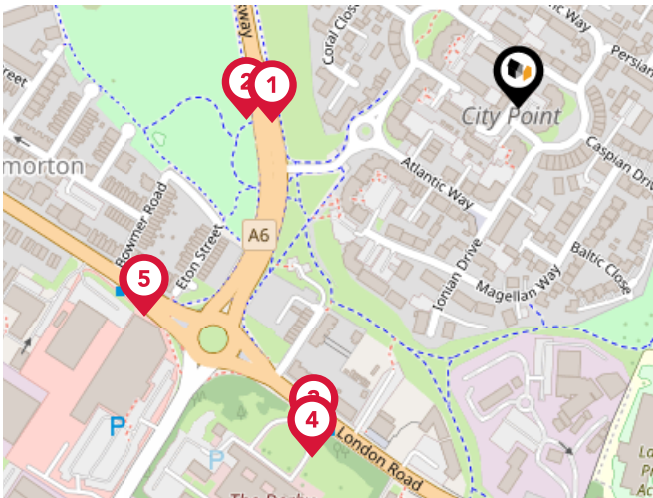
Pin	Name	Distance
1	M1 J25	6.09 miles
2	M1 J24A	6.93 miles
3	M1 J24	7.64 miles
4	M1 J23A	8.49 miles
5	M1 J26	10.38 miles



Airports/Helipads

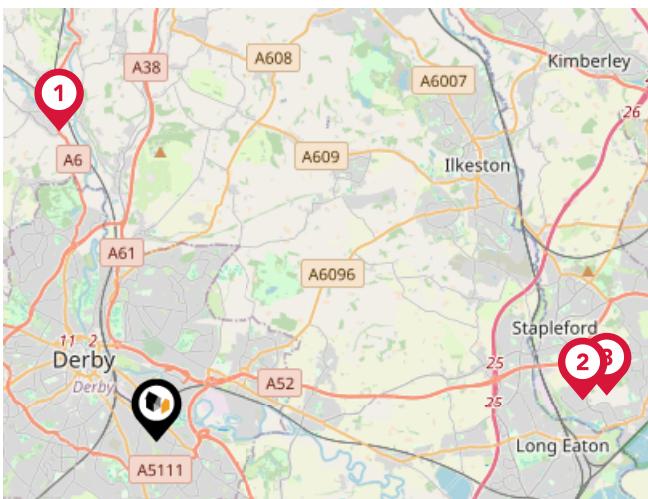
Pin	Name	Distance
1	East Midlands Airport	7.37 miles
2	Sheffield City Airport	33.85 miles
3	Birmingham International Airport	33.65 miles
4	Coventry Airport	37.36 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Harrow Street	0.14 miles
2	Harrow Street	0.15 miles
3	Conference Centre	0.22 miles
4	Conference Centre	0.23 miles
5	Ascot Drive	0.24 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.82 miles
2	Toton Lane Tram Stop	7.65 miles
3	Inham Road Tram Stop	8.11 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3

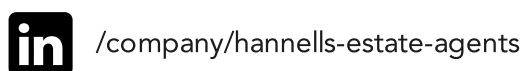
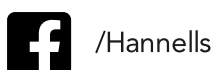


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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