

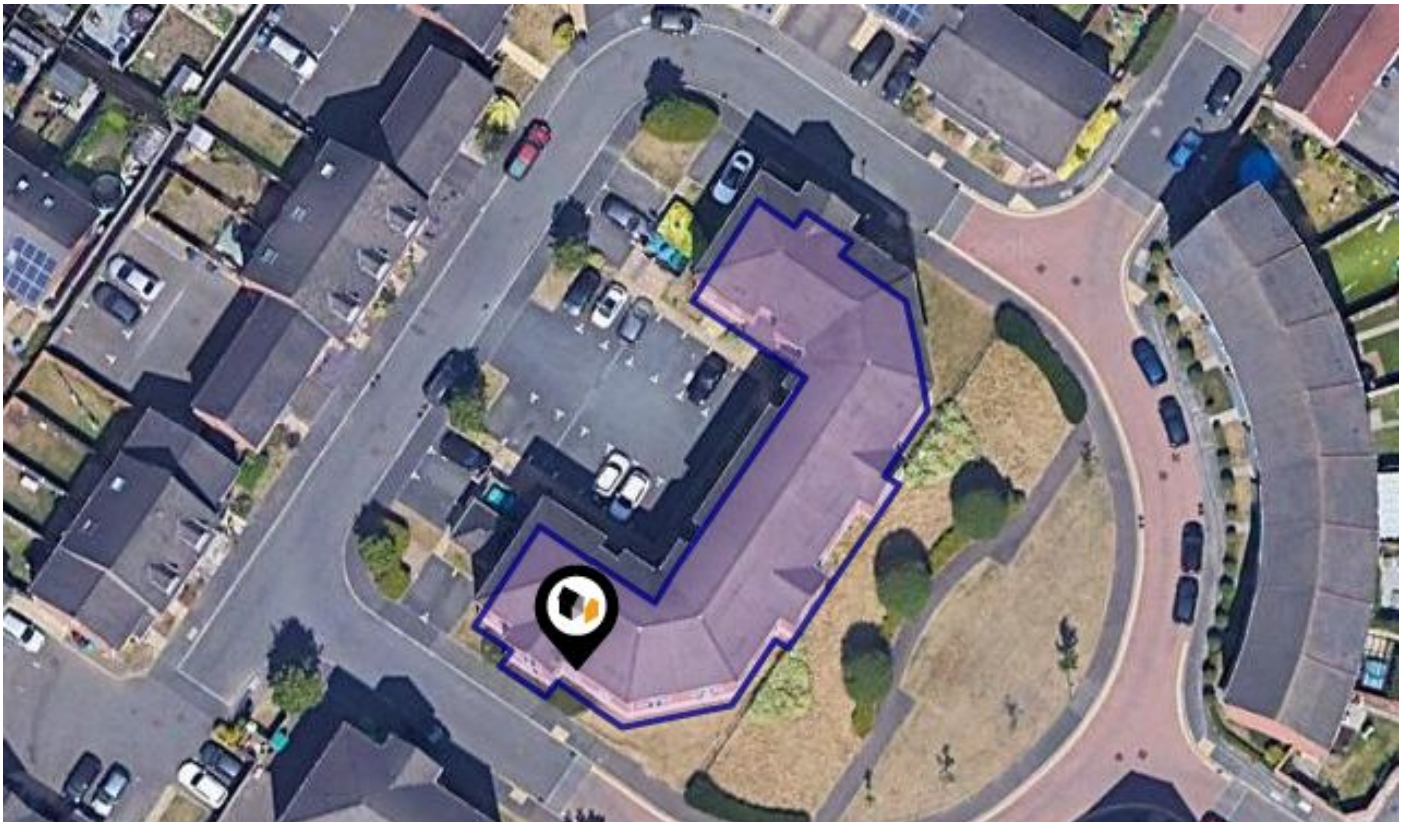


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th March 2024



PANAMA CIRCLE, DERBY, DE24

Hannells

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Introduction

Our Comments



Useful Information:

- > No Upward Chain
- > Two Bedroom, 1st Floor Apartment
- > EPC Rating C
- > Leasehold - 136 Years Remaining
- > Council Tax Band B

Property Description

No Upward Chain Very well presented and spacious, two bedroomed first floor apartment located on the most popular City Point development close to Pride Park in Derby. Ideal for both investors and first time buyers, the property benefits from electric heating, uPVC double glazing, a recently updated en-suite shower room, an allocated parking space and is within walking distance of Alvaston Park and Derby Railway Station.

The accommodation in brief comprises: Entrance hall, two hallway store cupboards, spacious open plan lounge/diner, a separate modern fitted kitchen, two double bedrooms, master en-suite shower room and a well appointed family bathroom.

The property comes with an allocated parking space nearby and telecom system controlling access to the building.

Panama Circle is situated within the popular area of City Point located within Pride Park on the outskirts of Derby City Centre and is well located for a range of amenities including shops and transport links including Derby Railway Station and bus routes. Viewings are highly recommended to appreciate the accommodation on offer.

Room Measurement & Details

Living Room: (17'0" x 11'11") 5.18 x 3.63

Kitchen: (14'4" x 9'8") 4.37 x 2.95

Bedroom 1: (15'4" x 13'3") 4.67 x 4.04

Ensuite: (8'6" x 5'6") 2.59 x 1.68

Bedroom 2: (11'8" x 9'3") 3.56 x 2.82

Bathroom: (6'11" x 5'7") 2.11 x 1.70

Property Overview



Property

Type:	Flat / Maisonette	Last Sold	£151
Bedrooms:	2	£/ft²:	
Floor Area:	688 ft ² / 64 m ²	Tenure:	Leasehold
Plot Area:	0.16 acres	Start Date:	15/12/2009
Council Tax :	Band B	End Date:	01/01/2161
Annual Estimate:	£1,486	Lease Term:	155 years from and including 1 January 2006
Title Number:	DY447983	Term Remaining:	136 years
UPRN:	10010680097		

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	79 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



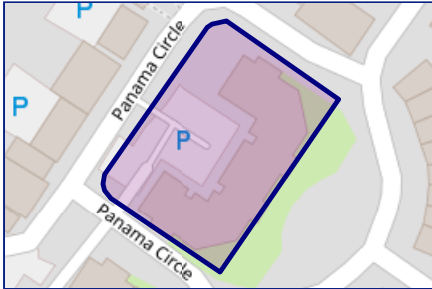
Satellite/Fibre TV Availability:



Property Multiple Title Plans

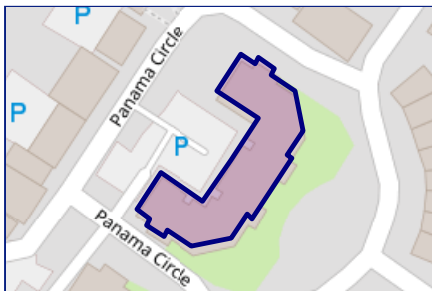


Freehold Title Plan



DY412359

Leasehold Title Plan



DY447983

Start Date: 15/12/2009
End Date: 01/01/2161
Lease Term: 155 years from and including 1 January 2006
Term Remaining: 136 years

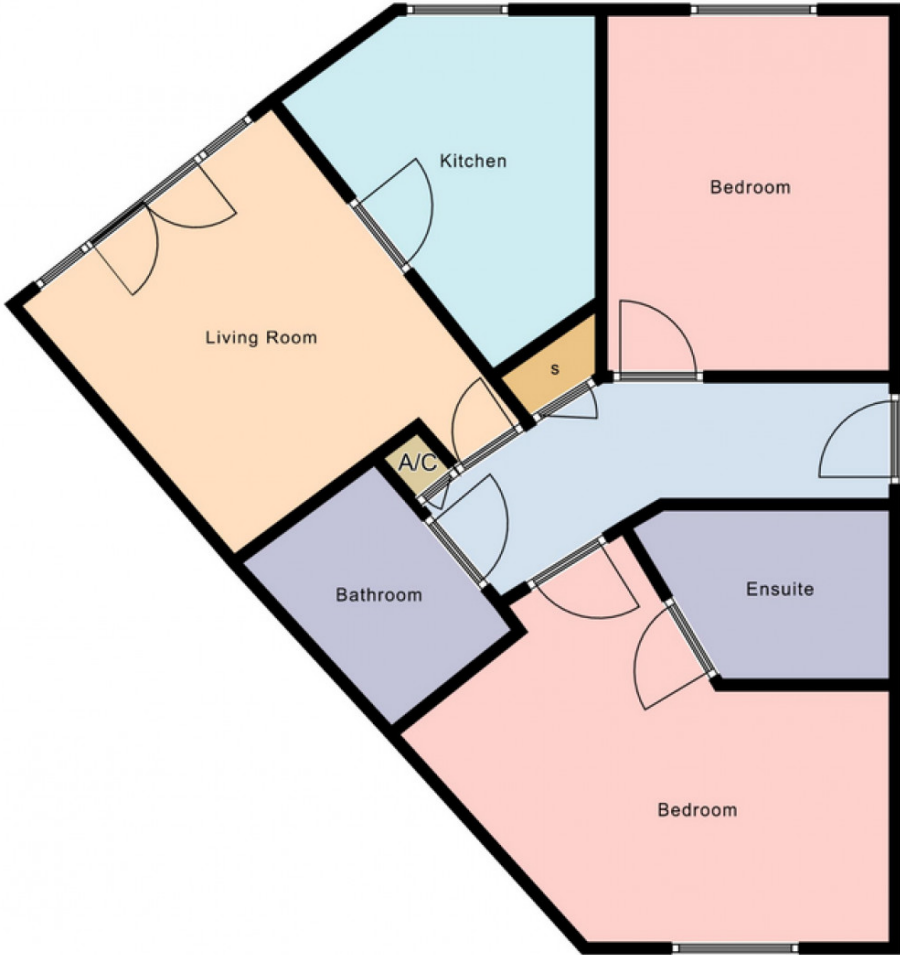
Gallery Photos



Gallery Photos



PANAMA CIRCLE, DERBY, DE24



Property EPC - Certificate



DE24

Energy rating

C

Valid until 15.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 85 B
69-80	C	← 69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

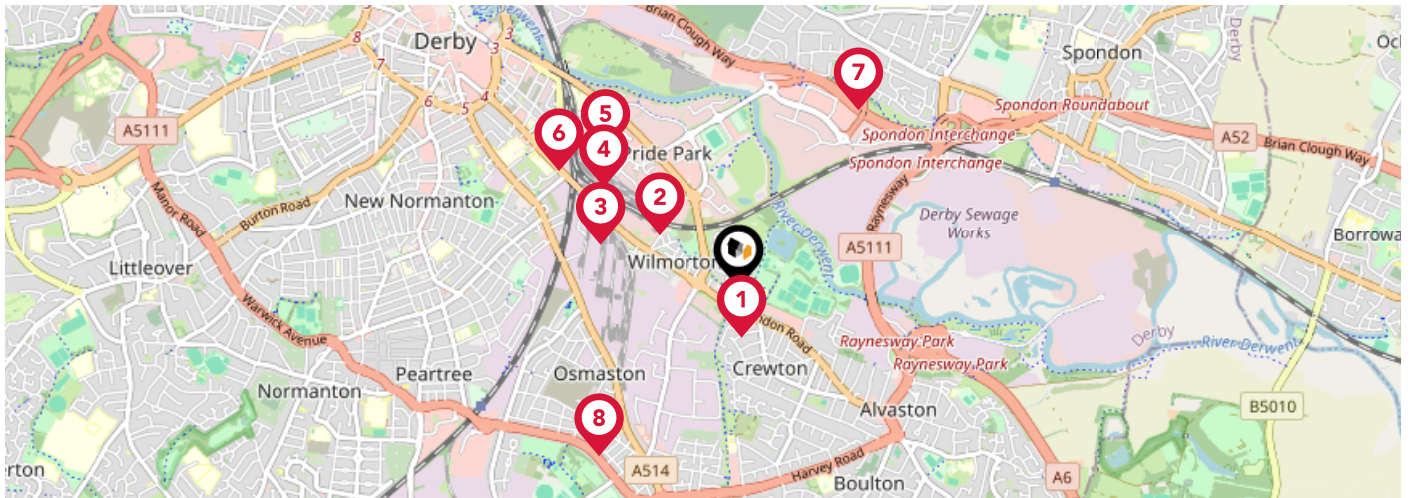
EPC - Additional Data



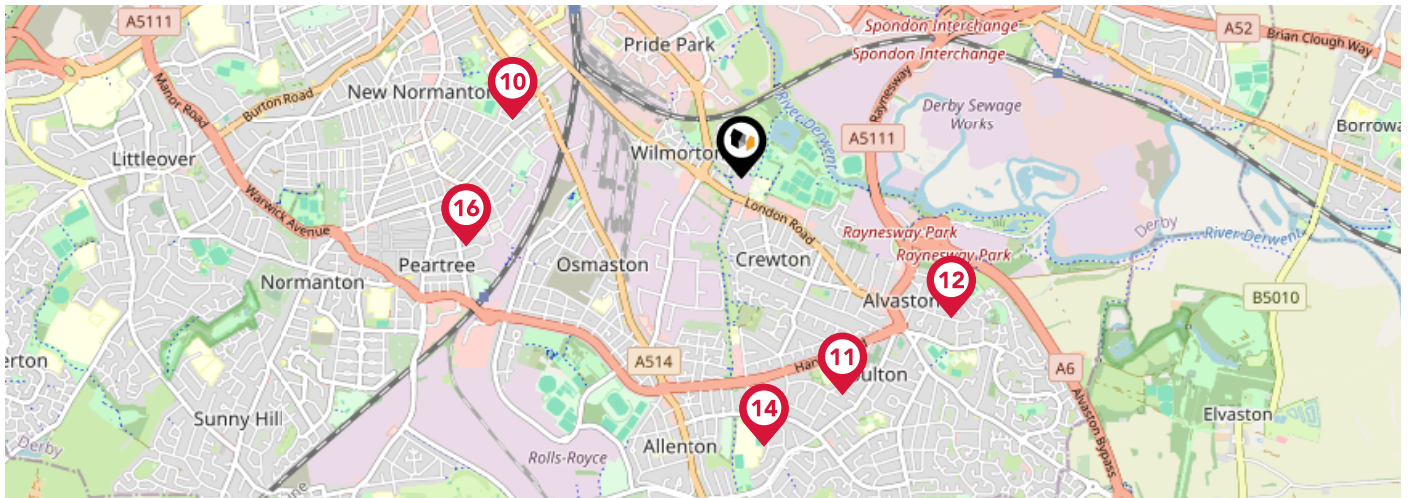
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	64 m ²

Area Schools

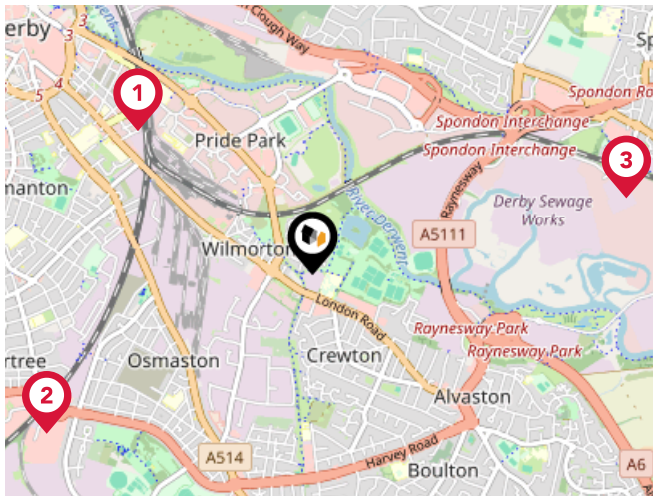


		Nursery	Primary	Secondary	College	Private
1	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 31 Distance:0.42	<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:0.64	<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:0.75	<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:0.85	<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:0.96	<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:0.96	<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:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



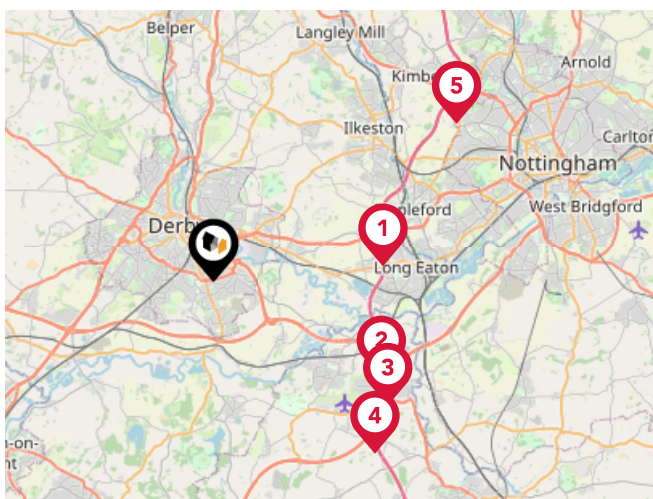
	Nursery	Primary	Secondary	College	Private
<p>9 Rosehill Infant and Nursery School Ofsted Rating: Good Pupils: 188 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St James' Church of England Aided Junior School Ofsted Rating: Requires improvement Pupils: 298 Distance:1.06</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:1.07</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:1.13</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:1.2</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:1.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 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"/>
<p>16 Pear Tree Infant School Ofsted Rating: Good Pupils: 267 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



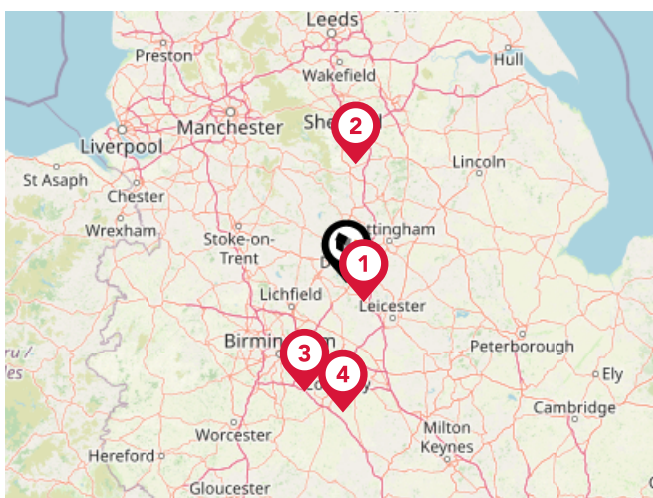
National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.01 miles
2	Peartree Rail Station	1.38 miles
3	Spondon Rail Station	1.44 miles



Trunk Roads/Motorways

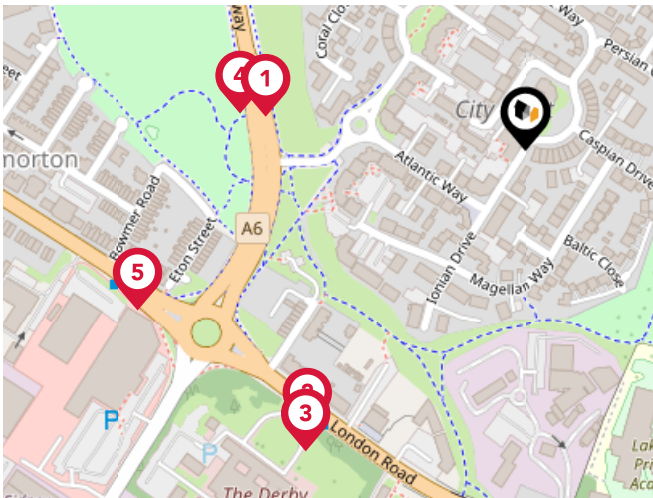
Pin	Name	Distance
1	M1 J25	6.08 miles
2	M1 J24A	6.91 miles
3	M1 J24	7.62 miles
4	M1 J23A	8.46 miles
5	M1 J26	10.38 miles



Airports/Helipads

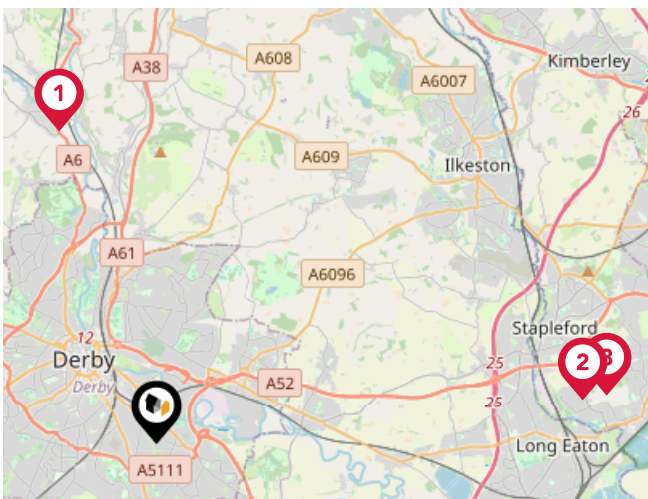
Pin	Name	Distance
1	East Midlands Airport	7.34 miles
2	Sheffield City Airport	33.88 miles
3	Birmingham International Airport	33.63 miles
4	Coventry Airport	37.33 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Harrow Street	0.15 miles
2	Conference Centre	0.2 miles
3	Conference Centre	0.21 miles
4	Harrow Street	0.16 miles
5	Ascot Drive	0.23 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.85 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.

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Testimonials



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



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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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