

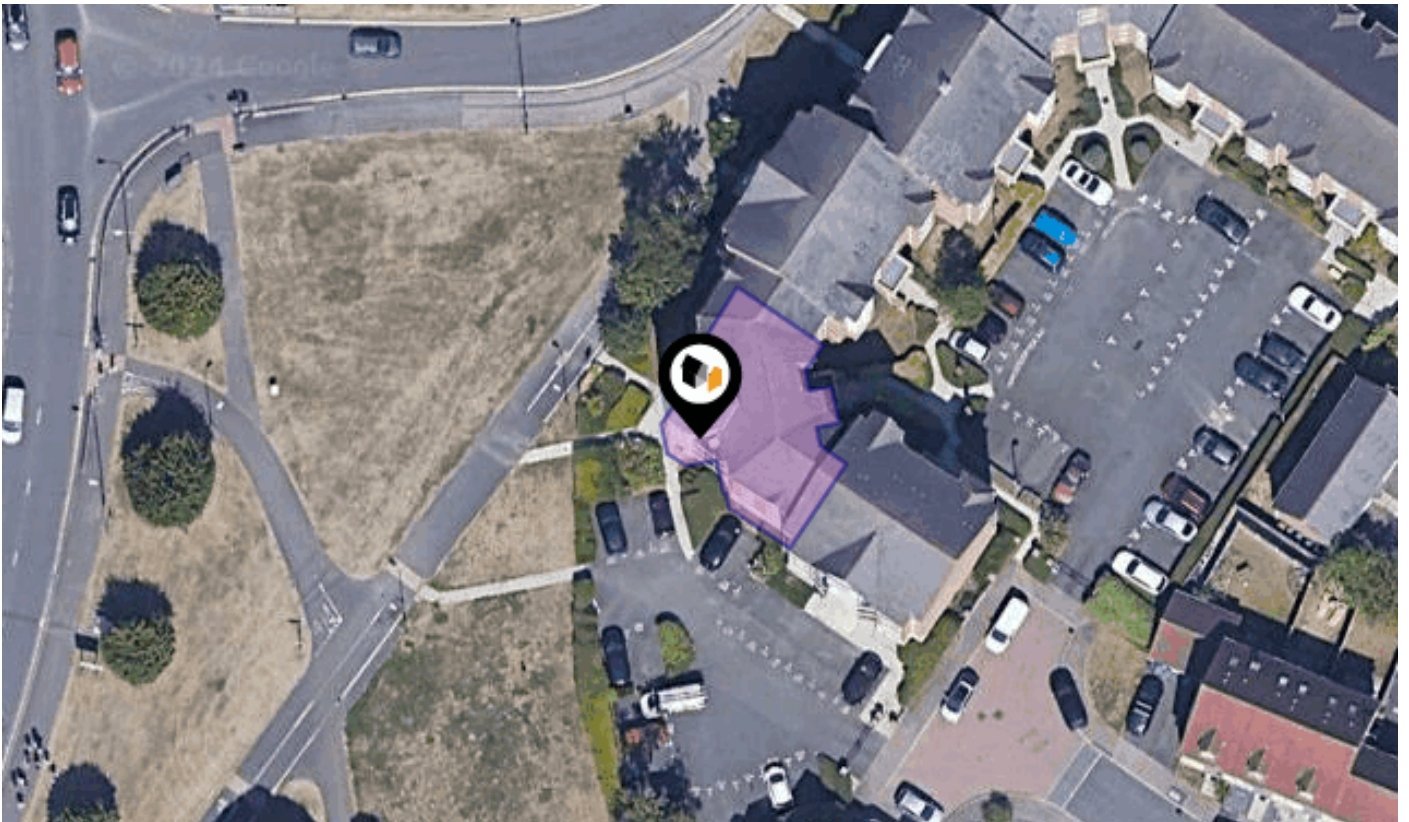


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 23<sup>rd</sup> March 2024



## MAGELLAN WAY, DERBY, DE24

### Hannells

27 Shardlow Rd, Alvaston, Derby, DE24 0JG

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# Introduction

## Our Comments



### Useful Information:

- > No Upward Chain
- > Ground Floor, Two Bedroom Apartment
- > EPC Rating TBC
- > Council Tax Band B
- > Leasehold - 137 Years Remaining

### Property Description

\* No Upward Chain \* Two-bedroom, ground floor apartment located on the most popular City Point development close to Pride Park. Ideal for both investors and first time buyers, the property is in need of some refurbishment throughout but benefits from electric heating, uPVC double glazing, an allocated parking space in a secure gated carpark and is within walking distance of Alvaston Park and Derby Railway Station.

The accommodation in brief comprises: Entrance hall, hallway store cupboard, kitchen/diner, two double bedrooms, master en-suite shower room and the family bathroom. The property comes with an allocated parking space in a gated carpark and telecom system controlling access to the building.

Magellan Way 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

### Room Measurement & Details

Lounge: (14'9" x 11'2") 4.50 x 3.40

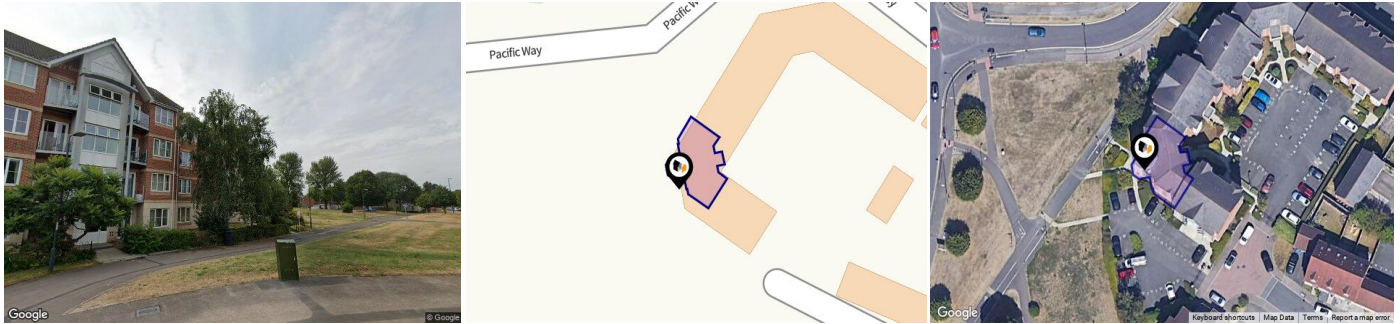
Kitchen/Diner: (14'4" x 10'10") 4.37 x 3.30

Bedroom One: (12'9" x 9'4") 3.89 x 2.84

Ensuite: (3'6" x 6'7") 1.07 x 2.01

Bedroom Two: (13'5" x 8'0") 4.09 x 2.44

Bathroom: (6'7" x 5'8") 2.01 x 1.73



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£174
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.05 acres	<b>Start Date:</b>	30/08/2007
<b>Year Built :</b>	2007	<b>End Date:</b>	01/06/2161
<b>Council Tax :</b>	Band B	<b>Lease Term:</b>	155 years from 1 June 2006
<b>Annual Estimate:</b>	£1,486	<b>Term Remaining:</b>	137 years
<b>Title Number:</b>	DY420382		
<b>UPRN:</b>	10010679746		

## Local Area

<b>Local Authority:</b>	Derby
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

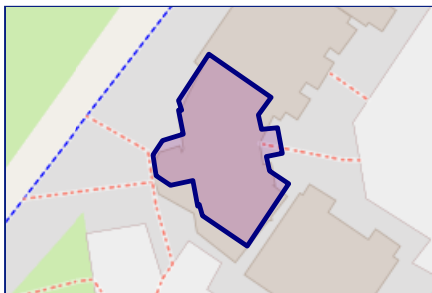


## Freehold Title Plan



**DY455824**

## Leasehold Title Plan



**DY420382**

Start Date: 30/08/2007  
End Date: 01/06/2161  
Lease Term: 155 years from 1 June 2006  
Term Remaining: 137 years

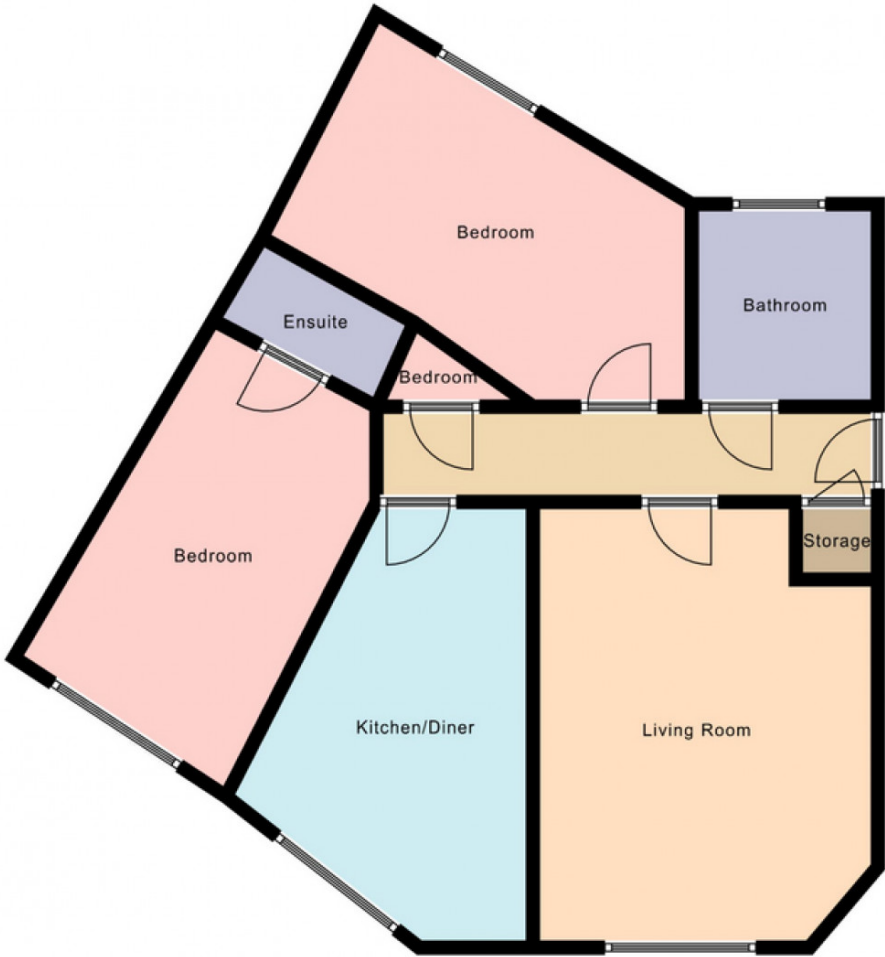
# Gallery Photos

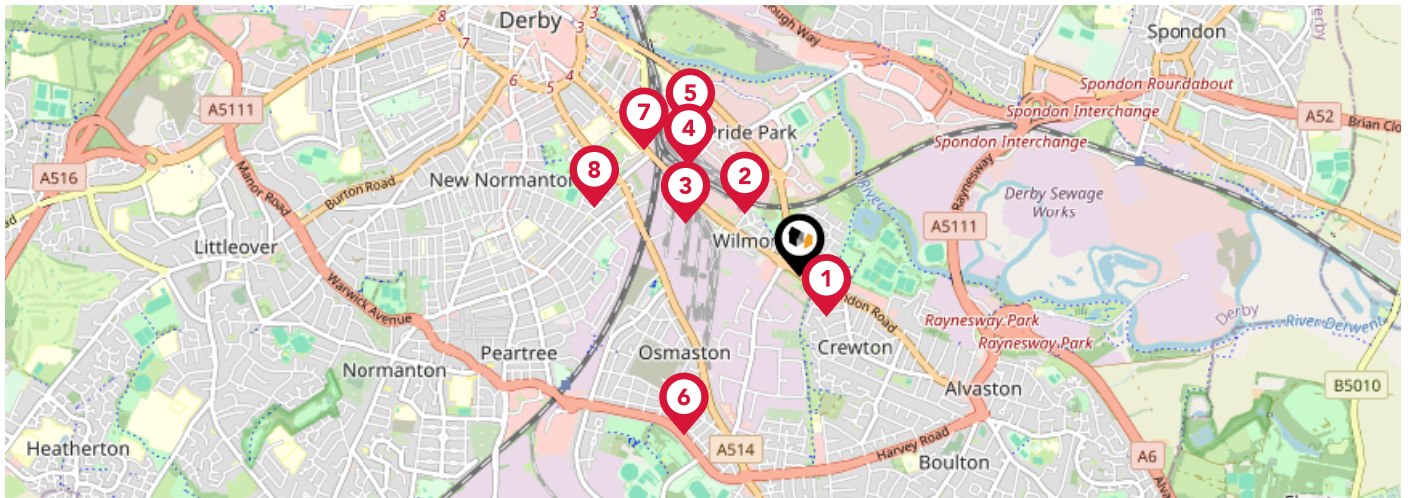


# Gallery Photos



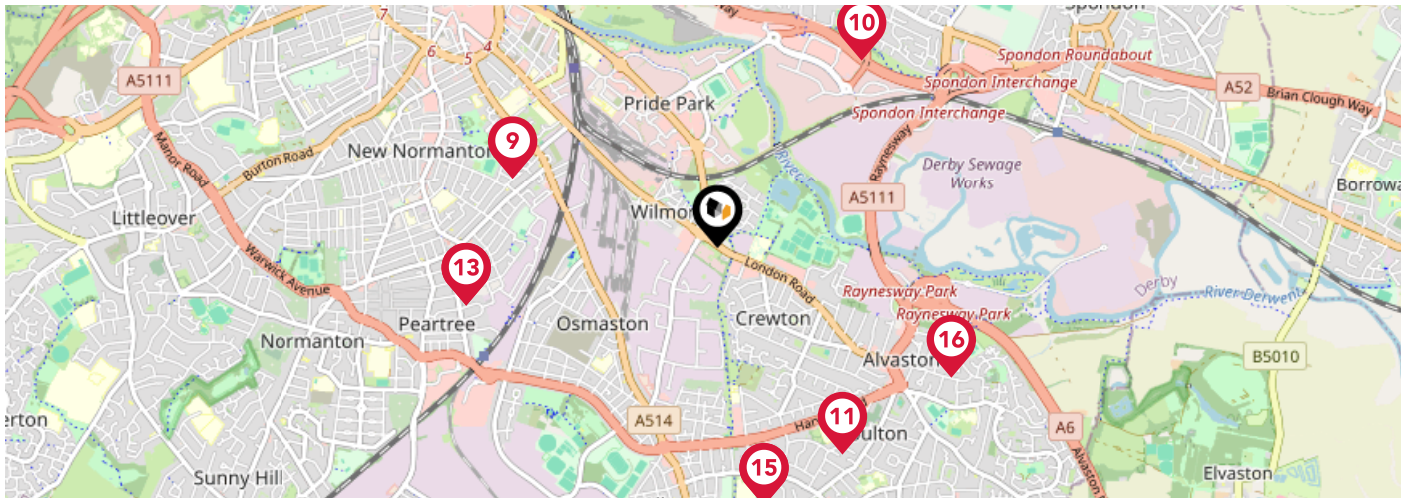
**MAGELLAN WAY, DERBY, DE24**





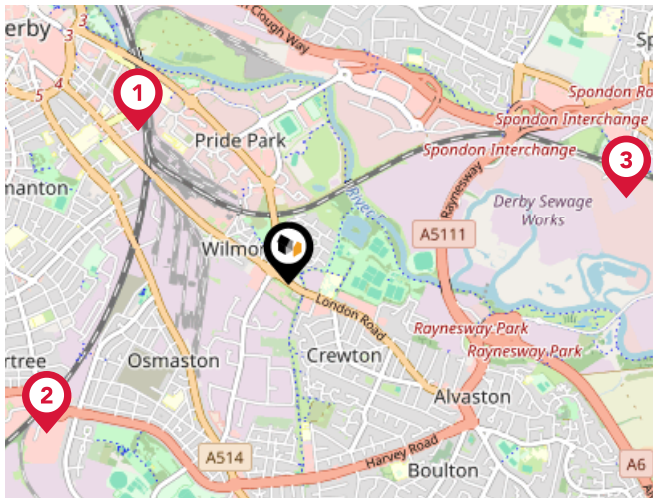
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lakeside Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 680   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 31   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Zaytouna Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 302   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>UTC Derby Pride Park</b> Ofsted Rating: Inadequate   Pupils: 82   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ashwood Spencer Academy</b> Ofsted Rating: Requires Improvement   Pupils: 628   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Derby Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 357   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Rosehill Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 188   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





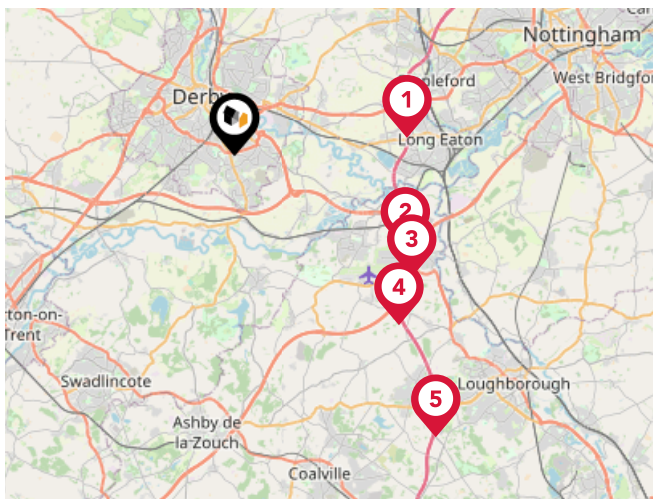
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>St James' Church of England Aided Junior School</b> Ofsted Rating: Requires improvement   Pupils: 298   Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Wyndham Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 466   Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Pear Tree Community Junior School</b> Ofsted Rating: Good   Pupils: 351   Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Pear Tree Infant School</b> Ofsted Rating: Good   Pupils: 267   Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Landau Forte Academy Moorhead</b> Ofsted Rating: Requires Improvement   Pupils: 243   Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Alvaston Moor Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.17</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



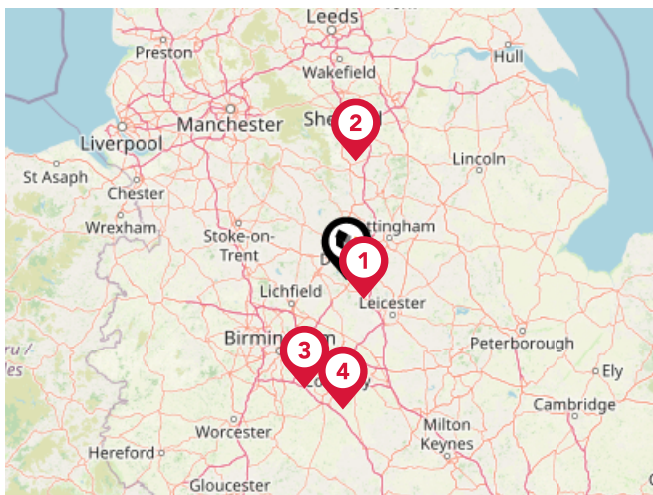
## National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	0.96 miles
2	Peartree Rail Station	1.27 miles
3	Spondon Rail Station	1.56 miles



## Trunk Roads/Motorways

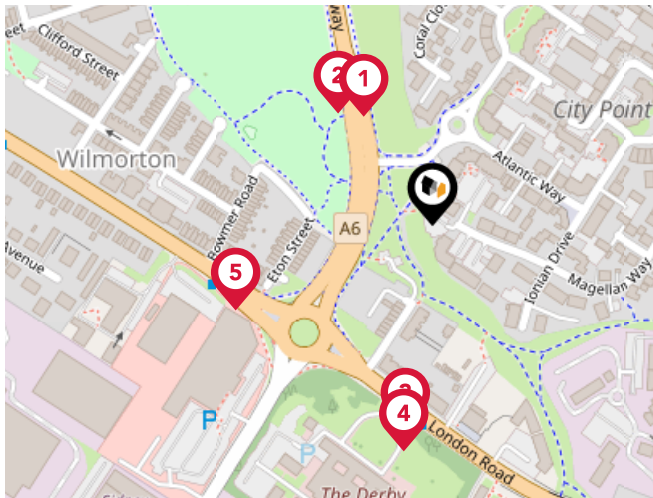
Pin	Name	Distance
1	M1 J25	6.19 miles
2	M1 J24A	6.99 miles
3	M1 J24	7.69 miles
4	M1 J23A	8.51 miles
5	M1 J23	12.44 miles



## Airports/Helipads

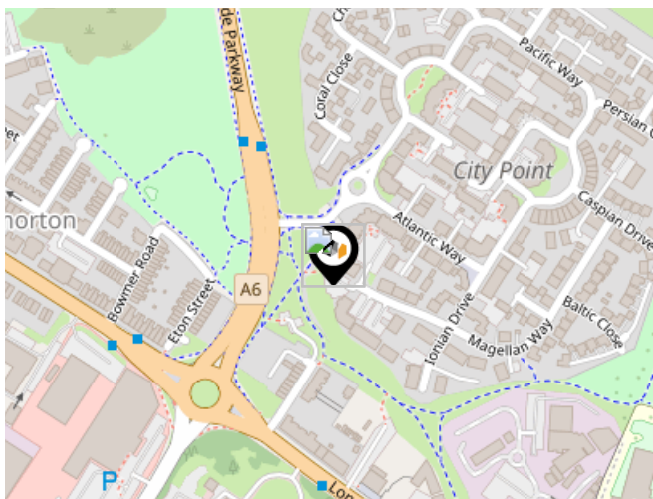
Pin	Name	Distance
1	East Midlands Airport	7.38 miles
2	Sheffield City Airport	33.93 miles
3	Birmingham International Airport	33.55 miles
4	Coventry Airport	37.29 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Harrow Street	0.07 miles
2	Harrow Street	0.08 miles
3	Conference Centre	0.11 miles
4	Conference Centre	0.13 miles
5	Ascot Drive	0.12 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.86 miles
2	Toton Lane Tram Stop	7.76 miles
3	Inham Road Tram Stop	8.22 miles



## Hannells

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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

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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.



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# Hannells

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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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