

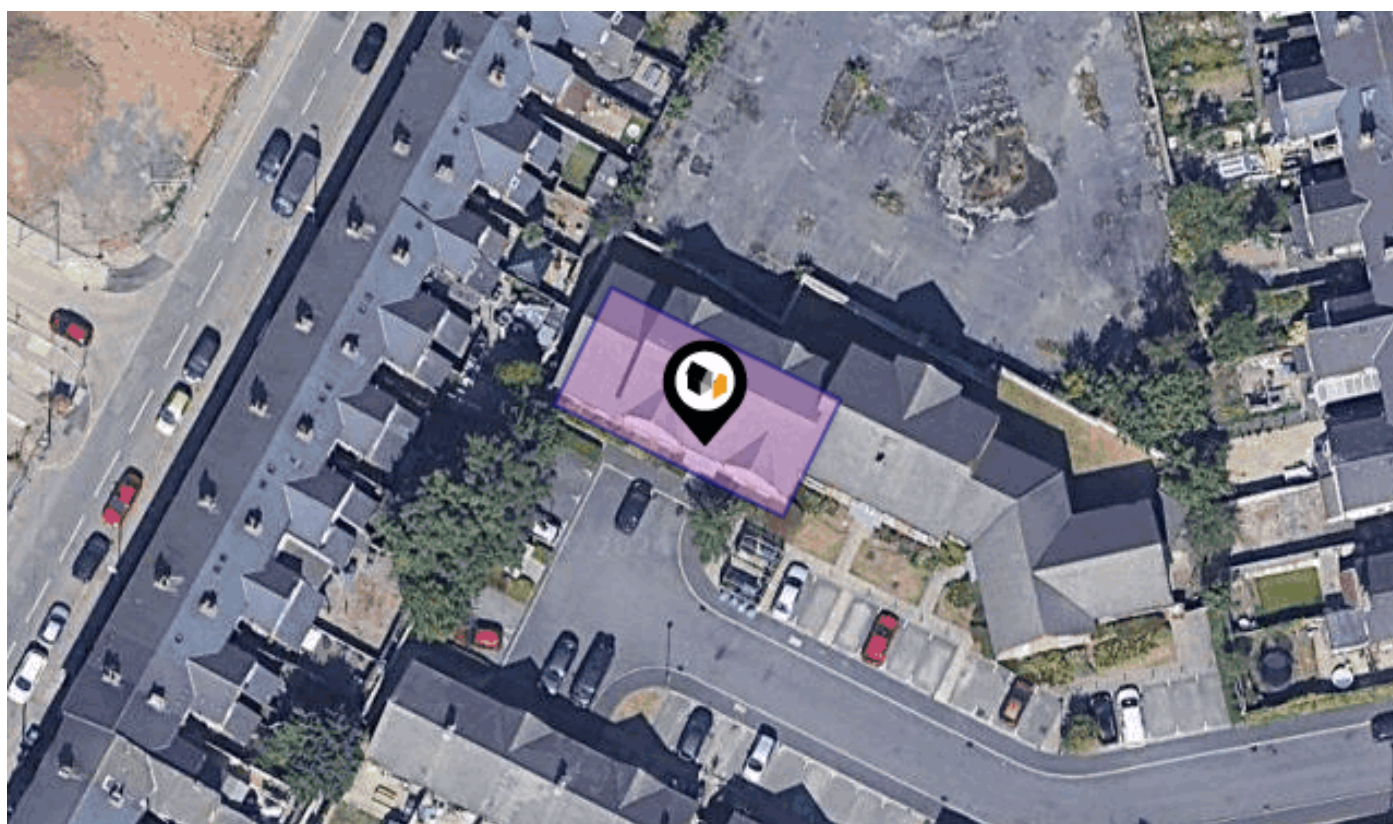


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 20<sup>th</sup> January 2024



## ASHWOOD CLOSE, DERBY, DE24

### Hannells

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# Introduction

## Our Comments



### Key Features:

- > Ideal For Both first Time buyers and BTL Investors
- > Two Double Bedrooms
- > EPC Rating C
- > Leasehold
- > Council Tax Band A

### Property Description

A very well presented and spacious second floor apartment located in a small development just off Osmaston Road, within walking distance of Alstom Transport and convenient for Ascot Drive and the City Centre. Ideal for both investors and first time buyers, the property benefits from being very well maintained throughout and having gas central heating, uPVC double glazing and an allocated parking space.

The accommodation in brief comprises: Entrance hall, hallway store cupboard, a fantastic open plan living/dining/kitchen space, two double bedrooms and a very well appointed family bathroom. The property comes with an allocated parking space and has a telecom system controlling access to the building.

The property is situated just off Osmaston Road, within walking distance of Alstom Transport and convenient for Ascot Drive and the City Centre and is well located for a range of amenities including shops and transport links including Derby Railway Station and bus routes.

An early viewing is recommended to appreciate the accommodation on offer.

### Room Measurement & Details

**Kitchen/Living Room:** (17'9" x 15'7") 5.41 x 4.75

**Bedroom 1:** (13'9" x 9'7") 4.19 x 2.92

**Bedroom 2:** (10'6" x 7'8") 3.20 x 2.34

**Bathroom:** (5'5" x 6'8") 1.65 x 2.03



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£236
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	322 ft <sup>2</sup> / 30 m <sup>2</sup>	<b>Lease Term:</b>	125 years from 30.05.2008
<b>Plot Area:</b>	0.06 acres	<b>Term Remaining:</b>	-
<b>Year Built :</b>	2008		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,274		
<b>Title Number:</b>	DY429782		
<b>UPRN:</b>	10010680545		

## Local Area

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

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

<b>4</b> mb/s	<b>157</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

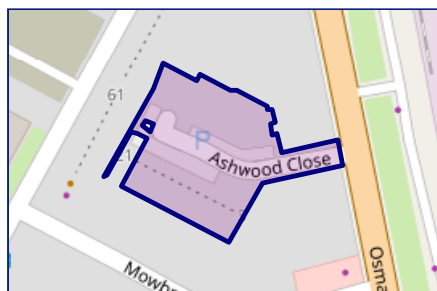


# Property Multiple Title Plans



## Freehold Title Plan

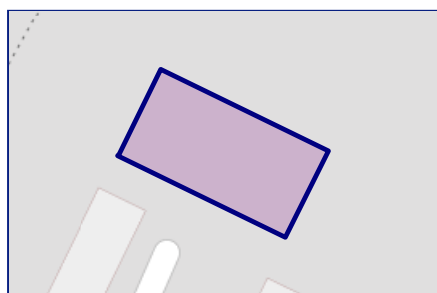
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**DY59200**

## Leasehold Title Plan

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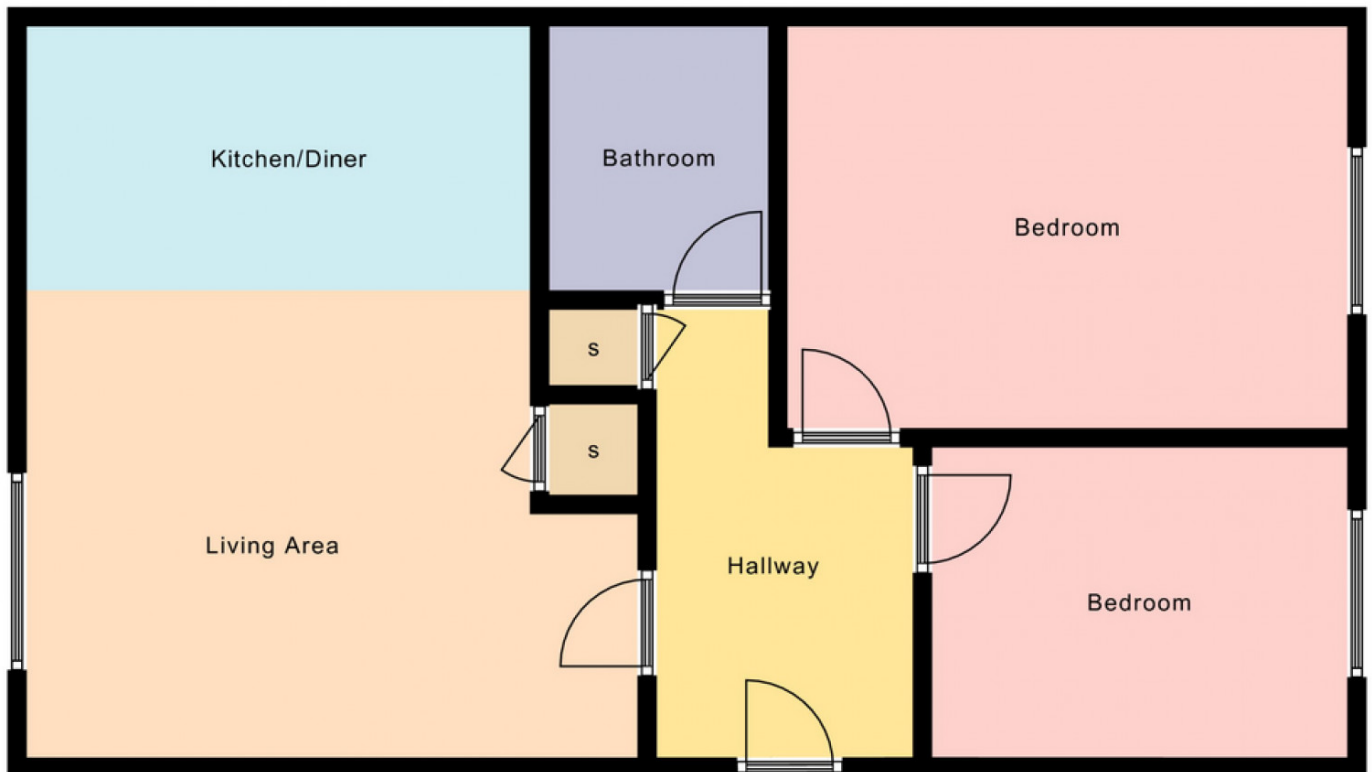
**DY429782**

Start Date: -  
End Date: -  
Lease Term: 125 years from 30.05.2008  
Term Remaining: -

# Gallery Photos



**ASHWOOD CLOSE, DERBY, DE24**



# Property EPC - Certificate



Ashwood Close, DE24

Energy rating

# C

Valid until 16.08.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

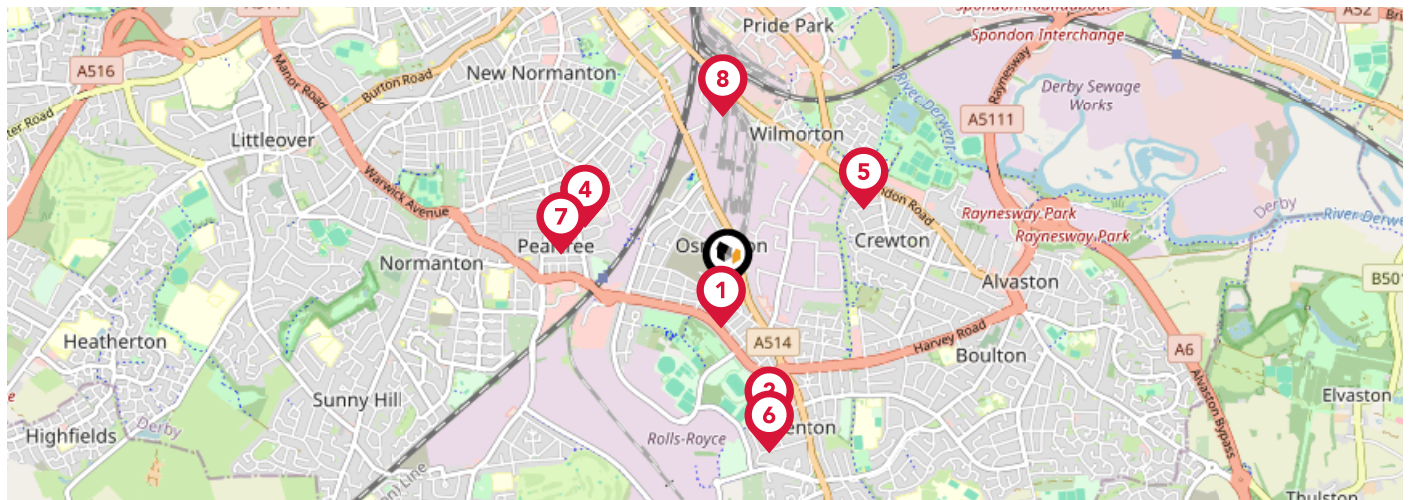
## EPC - Additional Data



### Additional EPC Data

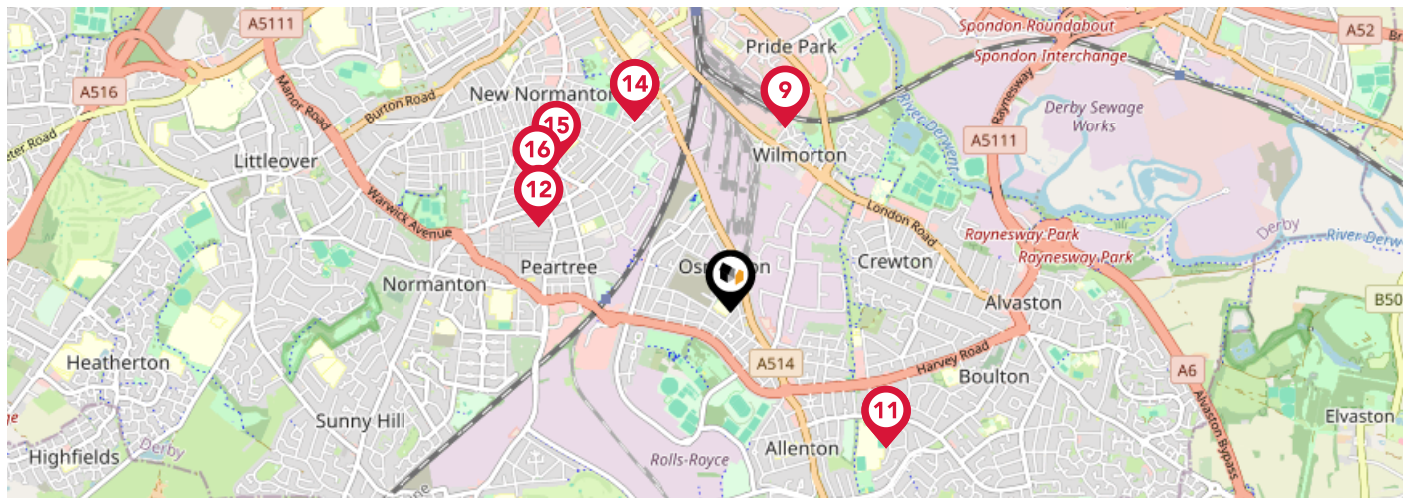
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	3rd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	30 m <sup>2</sup>





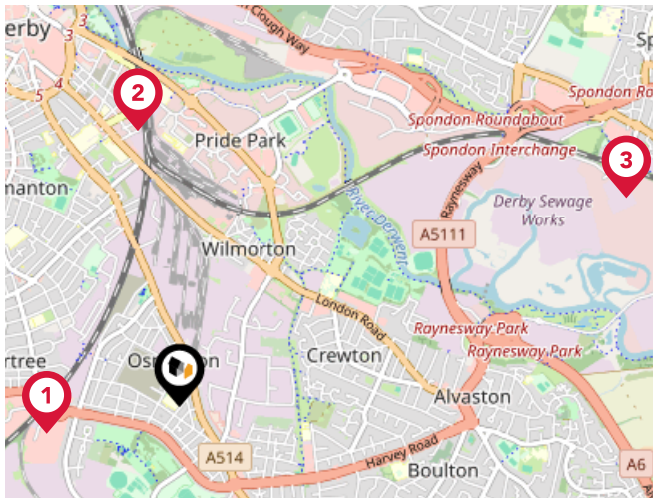
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ashwood Spencer Academy</b> Ofsted Rating: Requires Improvement   Pupils: 628   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lord Street Nursery School</b> Ofsted Rating: Good   Pupils: 104   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Pear Tree Community Junior School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Pear Tree Infant School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lakeside Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 680   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Allenton Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Harrington Nursery School</b> Ofsted Rating: Outstanding   Pupils: 70   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Zaytouna Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 302   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



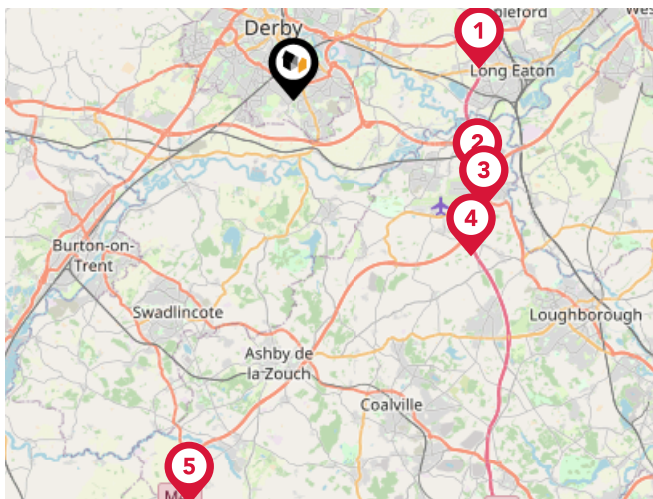
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 31   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Landau Forte Academy Moorhead</b> Ofsted Rating: Requires Improvement   Pupils: 243   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Alvaston Moor Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Walbrook Nursery School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Rosehill Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 188   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St James' Church of England Aided Junior School</b> Ofsted Rating: Requires improvement   Pupils: 298   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Arboretum Primary School</b> Ofsted Rating: Good   Pupils: 629   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Hardwick Primary School</b> Ofsted Rating: Outstanding   Pupils: 593   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



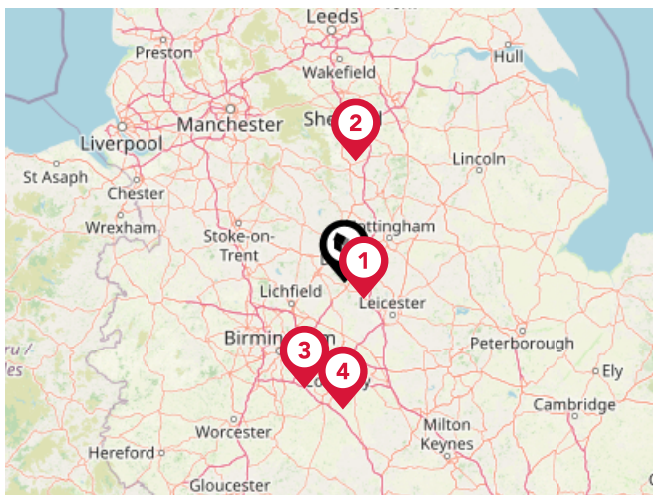
## National Rail Stations

Pin	Name	Distance
1	Peartree Rail Station	0.61 miles
2	Derby Rail Station	1.24 miles
3	Spondon Rail Station	2.2 miles



## Trunk Roads/Motorways

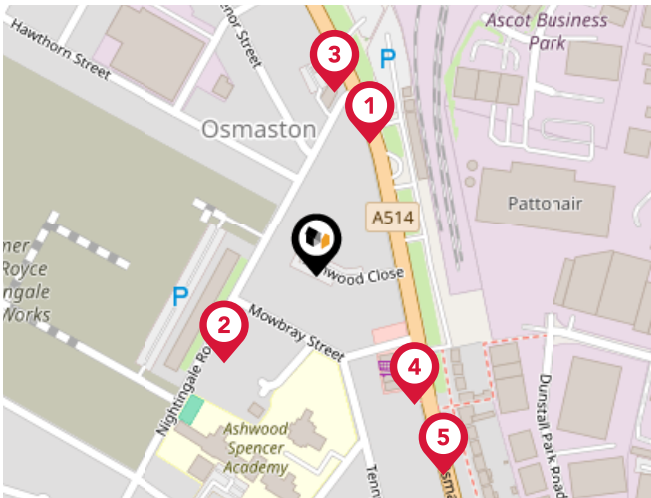
Pin	Name	Distance
1	M1 J25	6.74 miles
2	M1 J24A	7.18 miles
3	M1 J24	7.81 miles
4	M1 J23A	8.49 miles
5	M42 J11	14.96 miles



## Airports/Helipads

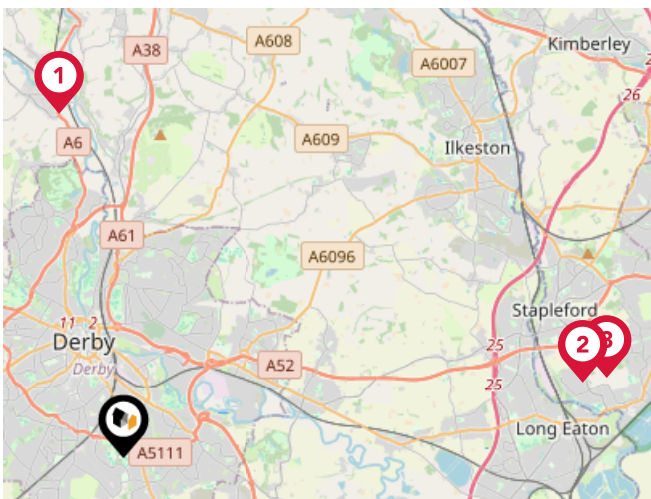
Pin	Name	Distance
1	East Midlands Airport	7.33 miles
2	Sheffield City Airport	34.51 miles
3	Birmingham International Airport	32.88 miles
4	Coventry Airport	36.73 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Nightingale Road	0.08 miles
2	Mowbray Street	0.07 miles
3	Nightingale Road	0.1 miles
4	Waverley Street	0.09 miles
5	Waverley Street	0.13 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.28 miles
2	Toton Lane Tram Stop	8.31 miles
3	Inham Road Tram Stop	8.77 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

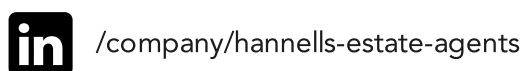
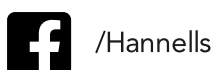


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## 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.



# 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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