

# Park Farm Drive

Allestree, Derby, DE22 2QP



RARELY AVAILABLE spacious apartment laid out over two floors with affordable and easy to manage accommodation offering extremely convenient COSMOPOLITAN LIVING ideal for busy lives.

£135,000



John German

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 built-in storage cupboard, electric heater and stairs rising to the first floor.

Doors lead off to the ground floor living spaces starting with the spacious kitchen fitted with a range of base and eye level units with roll edge work surfaces and tiled splashbacks, inset stainless steel sink unit with mixer tap, built in oven and hob, an under counter fridge and freezer, and washing machine are all included in the sale.

Completing the ground floor accommodation is a large open plan lounge diner with double aspect windows, laminate flooring and an electric heater.

On the first floor are two double bedrooms and a good sized single with electric heaters served by a modern bathroom fully tiled bathroom fitted with a full three piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over, wall mounted electric fan heater and extractor fan.

Outside there is an open plan paved patio area to the front of the property with space for a bistro table and a few pots if desired.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). We are informed by the seller that the service charges are estimated to be £463.19 per annum paid quarterly in advance. Please note that these figures are based on the budget and may be subject to adjustment once actual year-end costs are reconciled. There is no ground rent payable. The lease will be 125 years from completion.

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Permit parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:**

**Heating:** Electric

(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 C

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

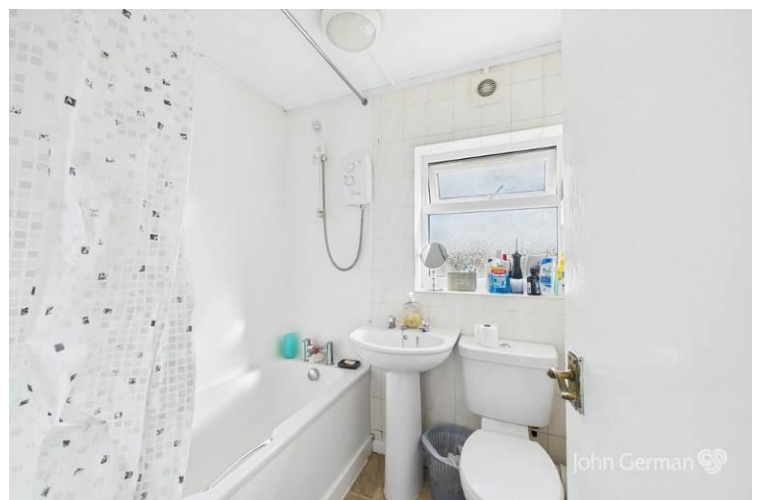
**Our Ref:** JGA/02042025

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<p>Ground Floor</p>		
		<p>Approximate total area<sup>®</sup></p> <p>789.22 ft<sup>2</sup></p> <p>73.32 m<sup>2</sup></p>
<p>Floor 1</p>		
		<p>(1) Excluding balconies and terraces</p>
		<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 E	
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

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## Agents' Notes

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## Referral Fees

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**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.

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