



14 Boston Close

Chaddesden, Derby, DE21 6WB

Offers Around £100,000



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GENERAL INFORMATION

THE PROPERTY

A very well presented ground floor two bedroom apartment situated in a pleasant Cul de sac location. Currently being made available with the benefit of an existing tenant paying £500 per month on a periodic contract. The property offers centrally heated and double glazed accommodation. With lounge/living room, fitted kitchen with door to the rear aspect, two well proportioned bedrooms, family bathroom and internal lobby. Outside is a lawned garden with parking to the front.

A purpose built two bedroomeed ground floor apartment occupying a most pleasant Cul de sac position within ease of access of the comprehensive facilities available in Chaddesden and swift access to major roads linking to the M1 motorway. This ideal investment opportunity currently being made available for sale with the benefit of an existing periodic tenancy.

The property itself extends to centrally heated and double glazed accommodation, a good size lounge/living room, well appointed fitted kitchen with base units and wall cupboards, two generous double bedrooms and a family bathroom. Outside is a private lawned garden and to the front is a car space.

The sale provides a very good opportunity for an investor to acquire this ground floor apartment in good decorative order and repair throughout and offering a long term tenant.

For further information contact the agent.

ACCOMMODATION

L SHAPED ENTRANCE HALL

With central heating radiator, useful cloaks cupboard and understairs storage cupboard, doorway leads to:

SITTING ROOM

15'3" x 11'10" (4.65m x 3.63m)

With double central heating radiator, telephone jack point, feature fireplace with living flame gas fire and UPVC double glazed window to the front elevation.

FITTED KITCHEN

9'6" x 9'4" (2.90m x 2.87m)

With a range of matching base cupboards, drawers and wall mounted cabinets, wood grain effect roll edged laminate work surfaces inset with a one and a half basin stainless steel sink unit. Double radiator, four ring oven with extractor hood, fridge and washing machine provided as a good will gesture and do not form part of the contract. UPVC wood grain effect obscure double glazed windows to both side and rear aspect,

further UPVC obscure double panelled and glazed door provides access to the rear garden.

BEDROOM ONE

12'11" x 11'10" (3.94m x 3.61m)

With built in storage cupboards, t.v. aerial point, double central heating radiator. Wall mounted gas combination boiler servicing the hot water and central heating. UPVC double glazed window to the rear aspect.

BEDROOM TWO

12'11" x 11'6" (3.96m x 3.51m)

With UPVC double glazed window to the front aspect and a double central heating radiator.

BATHROOM

With a three piece suite comprising panelled bath, low level W.C. and wall mounted hand wash basin. Wall mounted electric shower over bath. Double radiator, ceramic wall and floor tiling. Obscure double glazed window to the rear aspect, lighting and extractor fan.

OUTSIDE

The property is set back from the quite cul-de-sac behind a lawned fore garden with a further lawned garden to the rear. There is also off street car standing to the front.

AGENTS NOTES

Please note the property is to be sold with the benefit of an existing tenancy held on a periodic contract with a rent of £500 PCM

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

LEASEHOLD

Our client advises us that the property is leasehold for an original term of 125 years, annual ground rent £10 per annum and £78.06 service charge per annum.

COUNCIL TAX BAND

Derby City - Band A

CONSTRUCTION

Standard Brick Construction

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY

LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS
REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

CURRENT UTILITY SUPPLIERS

Gas
Electric
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the

environmental website regarding flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

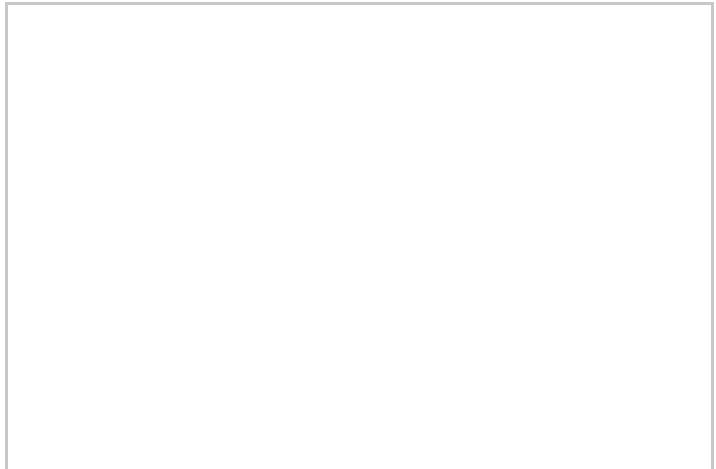
<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

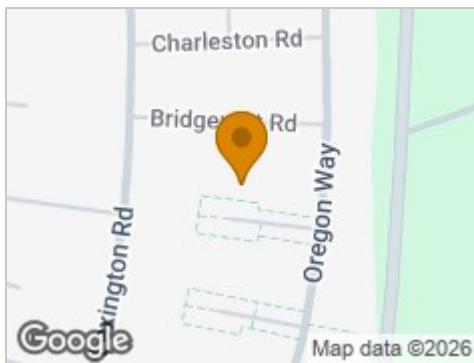
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2025)
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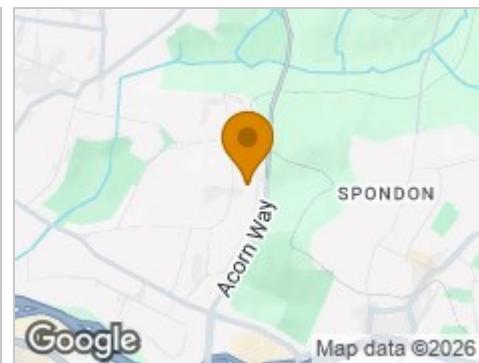
Road Map



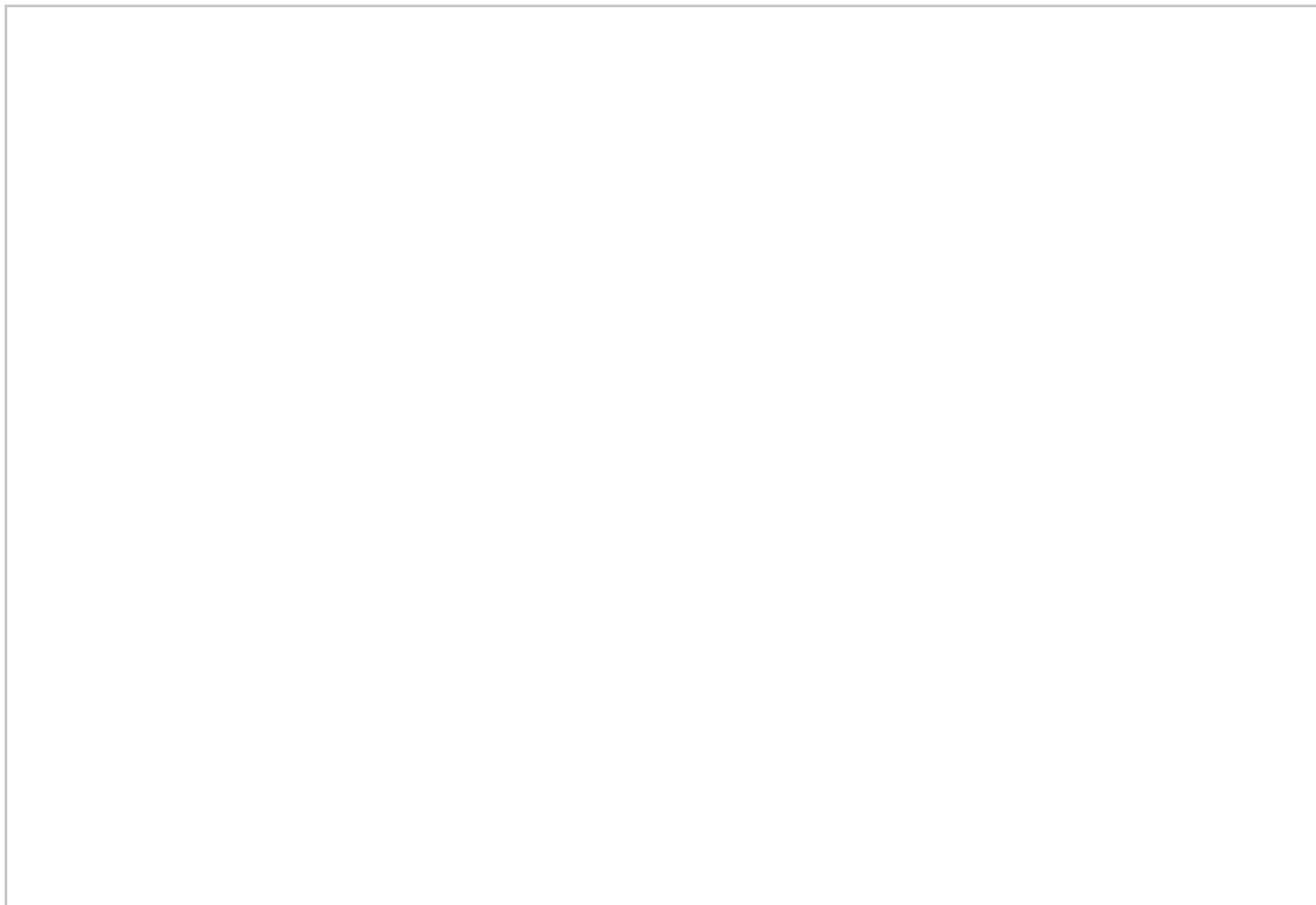
Hybrid Map



Terrain Map



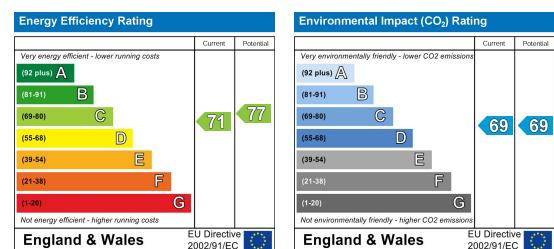
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.