



## 80 Highfields Park Drive, Derby, DE22 1JU

**£139,950**



A superb two double bedroom second floor apartment with open plan living dining kitchen and Juliet balcony located in this popular development off Broadway, neighbouring Darley Abbey.



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## DIRECTIONS

Approaching Darley Abbey on Duffield Road from Derby, turn left onto Broadway by the Broadway public house, turn right into Beechwood Park Drive, follow the road into the development turning right onto Highfield Park Drive, again follow the road for a short distance where the property will be found in the second apartment building on the right.

The property is positioned on the second (top) floor of a small block of just six apartments with an allocated car park with additional visitor spaces.

The 'all electric' apartment comprises, a spacious 'L' shaped entrance hallway with deep cloaks cupboard, two double bedrooms, the principal with fitted wardrobes, three piece bathroom suite with shower over bath, the reception space is a superb open plan living dining kitchen also with Juliet balcony.

This popular development accessed from Broadway offers a convenient location neighbouring the beautiful village of Darley Abbey and the city centre with good local facilities.

An ideal first time buy, bolt-hole or buy to let investment.

## ACCOMMODATION

Entering the building into a smartly maintained communal hallway with rear door to car park, mail boxes and stairs.

## SECOND FLOOR

### ENTRANCE HALLWAY

Main front door from communal landing (shared with just one other resident), deep store cupboard, space for coats and shoes, electric heater.

### BEDROOM ONE

12'1" x 9'10" (3.68m x 3.00m)

A spacious bedroom having fitted wardrobes, rear facing UPVC double glazed window with green outlook, electric heater.

### BEDROOM TWO

10'7" x 9'1" (3.23m x 2.77m)

A second generous double bedroom with rear facing UPVC double glazed window with green outlook, electric heater.

### BATHROOM

7'3" x 6'4" (2.21m x 1.93m)

A classic white three piece suite comprising a panelled bath with mains chrome shower over and glazed screen, wash basin and WC, vinyl tile-effect flooring, UPVC double glazed

window, extractor fan, spotlights and electric heater.

### OPEN PLAN LIVING ROOM

18'3" x 11'9" (5.56m x 3.58m)

A bright space having a front facing Juliet balcony and additional window, ample space for living and dining furniture, media connections, electric heater.

### KITCHEN

8'1" x 7'11" (2.46m x 2.41m)

With open plan access having a range of fitted kitchen units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, integrated electric oven, hob and extractor fan over, space for an upright fridge freezer and washing machine, laminate flooring and inset ceiling spotlights.

### OUTSIDE

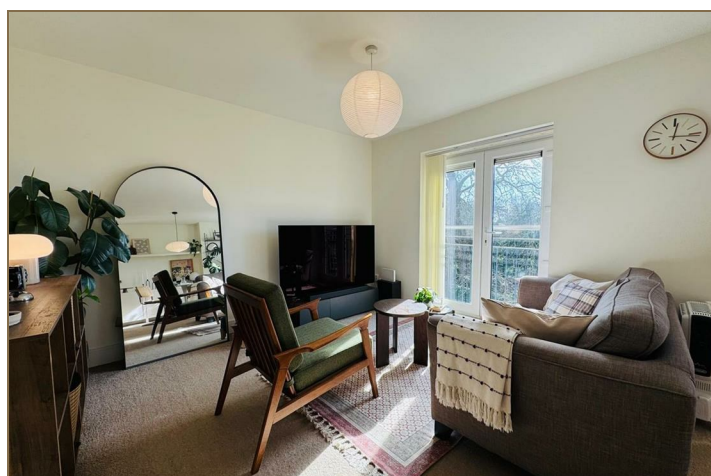
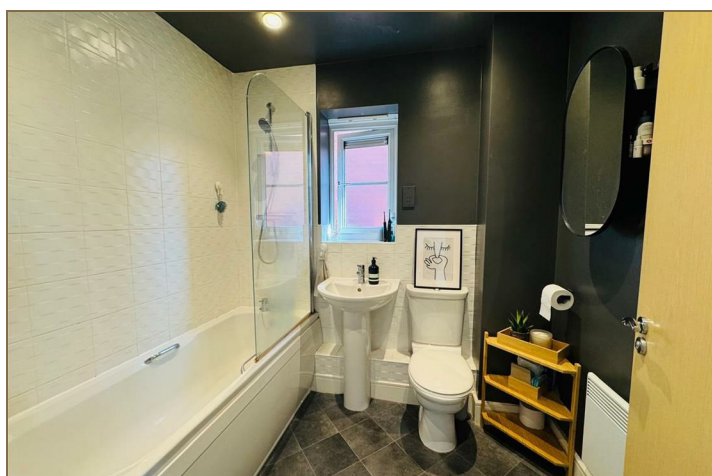
Allocated parking space with additional visitor spaces. Pleasant surrounding gardens.

### LEASE DETAILS

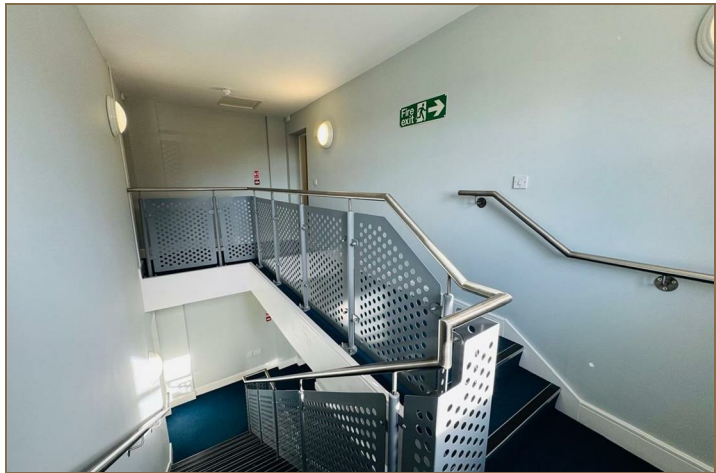
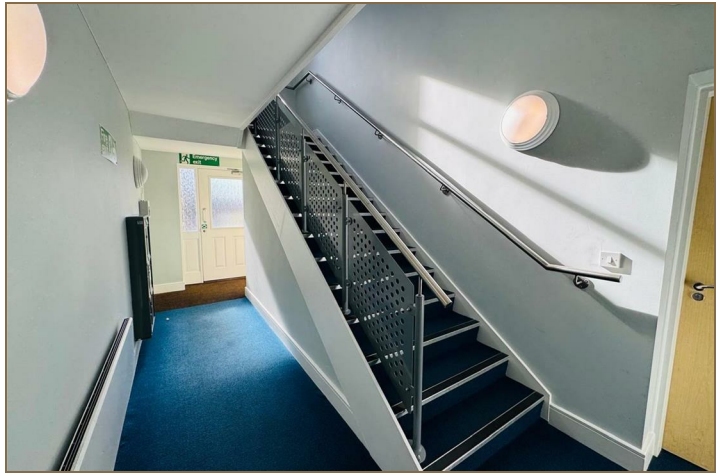
107 years remaining of a 125 year lease.

Service Charge £1119 Per Annum

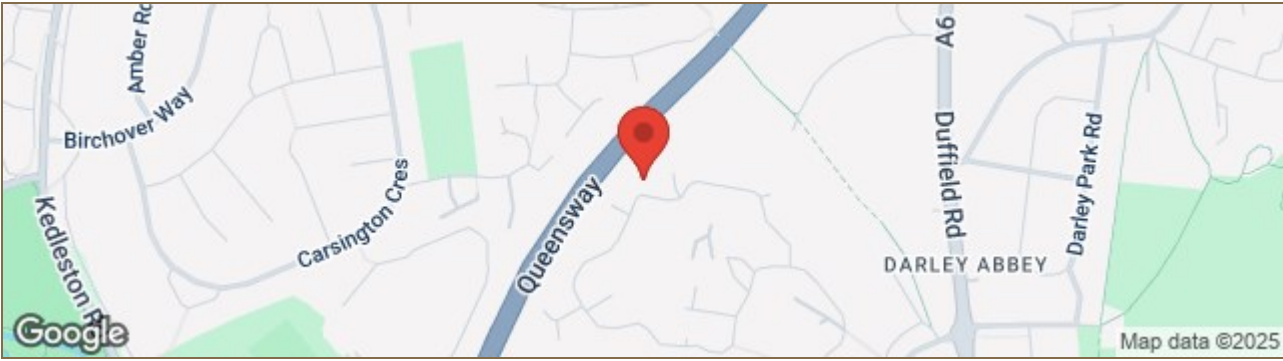
Ground Rent £215.82 Per Annum







## Road Map



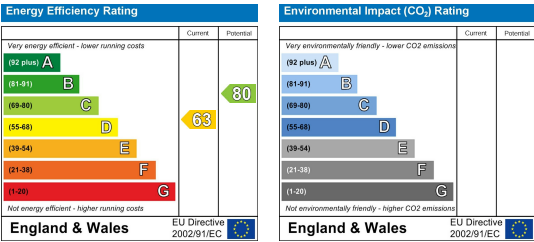
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)