

Pineview Gardens, Littleover, Derby



Pineview Gardens, Derby, DE23 4YL

Guide price £200,000



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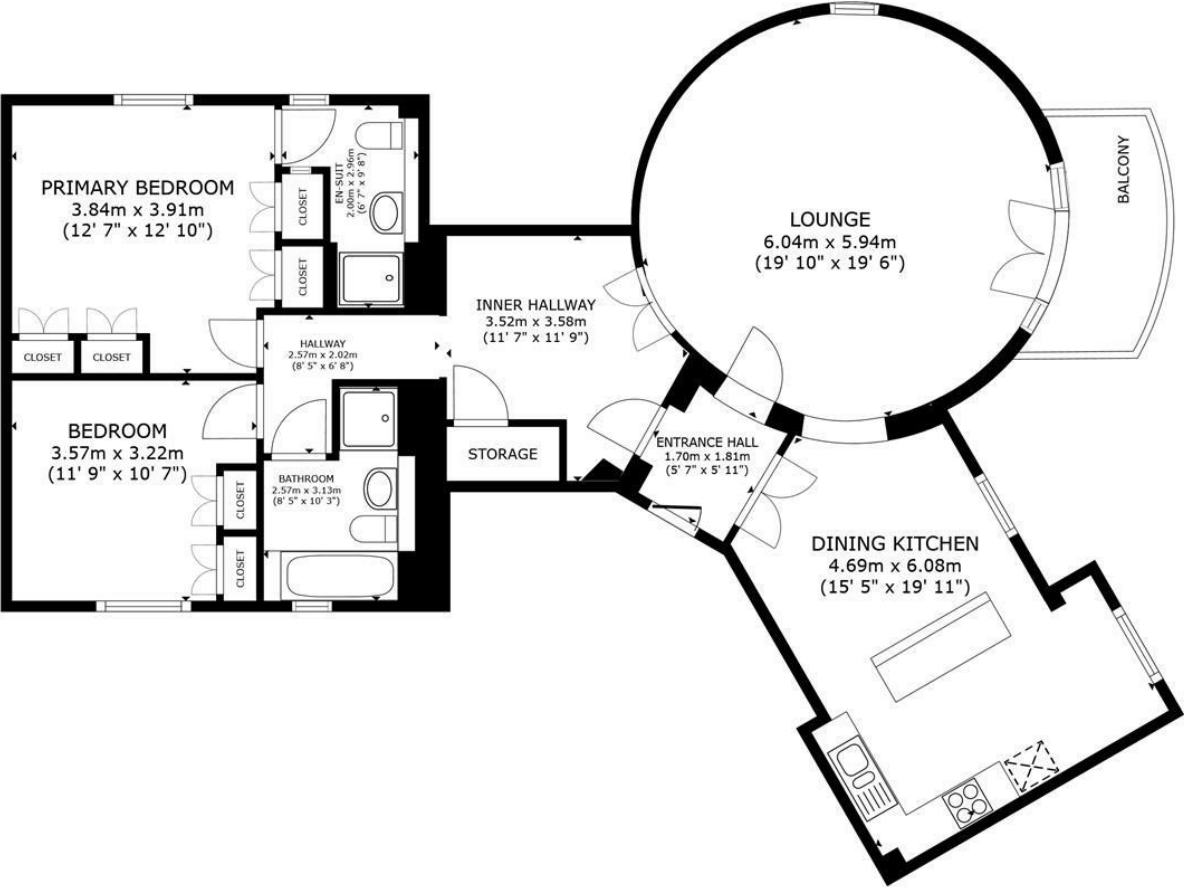


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Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 110.0 m² (1,184 sq.ft.)
EXCLUDED AREAS : BALCONY 5.1 m² (55 sq.ft.)
TOTAL : 110.0 m² (1,184 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







MOST SPACIOUS APARTMENT - An opportunity to acquire this most spacious first floor two double bedroom apartment, set within the Pineview Gardens development, conveniently positioned close to the Royal Derby Hospital and excellent shops and amenities in Littleover Village. This apartment offers a most impressive feature circular lounge with balcony and is one of the largest apartments within the development with just under 1200 square feet of living accommodation. NO CHAIN INVOLVED.

The property has the benefit of gas central heating and uPVC double glazing and in brief comprises: communal entrance hallway with intercom entry system. There are stairs to all floors. The property has its own entrance hallway, feature circular lounge with balcony, dining kitchen with oak fronted units and integrated appliances, inner hallway, boiler cupboard, spacious primary bedroom with en-suite shower room, double bedroom two and well appointed four piece bathroom suite.

Outside, there are communal gardens with an allocated car parking space.

- One of the Most Spacious Apartments in the Development
- Littleover School & Wren Park School Catchment Area
- Entrance Hallway, Feature Circular Lounge with Balcony
- Two Double Bedrooms, En-Suite & Four Piece Bathroom Suite
- Close to Excellent Local Shops, Amenities & Royal Derby Hospital
- First Floor Apartment - Just Under 1200 Square Feet of Accommodation
- Gas Central Heating & uPVC Double Glazing
- Dining Kitchen with Integrated Appliances
- Allocated Parking Space & Communal Gardens
- No Chain Involved







Chimney

Window

Window

Window

Window

Window

Window

Glass block wall

Glass block wall

Window

Window

Door

Window

Window

Window

Window

LOCALITY & AMENITIES

Littleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including supermarket and a general range of shops and several public houses.

This property is located within a short walking distance from the Royal Derby Hospital.

There are good schools at primary and secondary level including being in the catchment area for Littleover Community School and Wren Park Primary School. Private education is also available at Derby High School and Derby Grammar School.

Leisure facilities include Mickleover Golf Course (a short distance from the property) and excellent transport links are close by including easy access on to the A38 and A50 trunk roads leading to the M1 motorway.

THE ACCOMMODATION

GROUND FLOOR

Communal Entrance Hallway

Entrance through communal entrance door into the:

FIRST FLOOR

Entrance Hallway

Entrance through wood effect doorway. Intercom entry phone, maple effect doors giving access through to the living room, inner hallway and double opening doors giving access through to the dining kitchen.

Feature Circular Lounge

19'10 x 19'6 (6.05m x 5.94m)

Fitted with two central heating radiators, two telephone points, recessed LED downlighters, smoke alarm and panelled doors giving access through to the hallway, and double opening doors giving access through to the inner hallway. Feature uPVC double glazed tall window to the front elevation and uPVC double glazed inward opening French doors with matching side panelled windows giving access through to a balcony area.

Balcony

Ceramic tiled paved balcony with a stainless steel handrail with inset glass panelling.

Dining Kitchen

19'11 x 15'5 maximum (6.07m x 4.70m maximum)

Dining Area

Fitted with central heating radiator, directional LED downlighters, smoke alarm, feature tall uPVC double glazed window to the front elevation and double opening maple effect doors giving access through to the inner hallway.

Kitchen Area

Fitted with a range of oak fronted wall base and drawer units with brushed stainless steel handles, there is a stainless steel edged laminated work surface over with stainless steel one and a half sink drainer unit with chrome swan neck style mixer tap. Integrated stainless steel Smeg electric oven, integrated Smeg microwave, integrated Induction stainless steel Smeg four ring hob with stainless steel extractor unit over. Built-in wine rack, integrated Bosch slimline dishwasher, integrated Smeg automatic washing machine and integrated tall fridge freezer. Ceramic tiled floor, central heating radiator, recessed LED downlighters, extractor fan and uPVC double glazed window to the front elevation.

Inner Hallway/Study Area

Could be used as a Study Area having recessed LED downlighters, telephone point, central heating radiator and doors giving access through to both bedrooms and bathroom plus access through to the:

Boiler Cupboard

Houses the wall mounted Keston Ideal central heating boiler with a pressurised hot cylinder.

Primary Bedroom

12'10 x 12'7 (3.91m x 3.84m)

Fitted with two pairs of built-in double wardrobes with maple effect fronts and chrome handles. Central heating radiator, TV point, wall mounted light point, telephone point and uPVC double glazed window to the side elevation. Maple effect door giving access through to a:

En-Suite Shower Room

9'8 x 6'7 maximum (2.95m x 2.01m maximum)

Fitted with a Villeroy and Boch three-piece suite comprising wall mounted wash hand basin with chrome Monoblock mixer tap, low level WC with chrome push button flush, shower with folding glazed door, wall mounted recessed shower unit with shower attachment above. Porcelain tiling to the walls, white ladder style heated towel rail, black porcelain tiled floor, recessed LED downlighters, extractor fan and uPVC obscure glazed window to the side elevation.

Bedroom Two

11'9 x 10'7 (3.58m x 3.23m)

Fitted with two maple effect built-in wardrobes with chrome handles, central heating radiator, TV point, wall mounted light point, telephone point and uPVC double glazed window to the rear elevation.

Four Piece Bathroom Suite

10'3 x 8'5 (3.12m x 2.57m)

Fitted with a four-piece Villeroy and Boch white suite comprising wall mounted wash hand basin with chrome mixer tap, low level WC with chrome push button flush and a tiled in bath with chrome recessed tap controls. Folding glazed door giving access through to a shower area with chrome recessed shower controls with shower attachment and porcelain tiling to the walls. Black granite effect porcelain tiled floor, shaver point, recessed LED downlighters, extractor fan, white ladder style heated towel rail and uPVC obscure glazed window to the wide elevation.

OUTSIDE

Allocated Parking Space & Allocated Parking Space

Outside, there are communal gardens, bin storage areas and the property has an allocated car parking space.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

Council Tax Band - D

Derby City Council

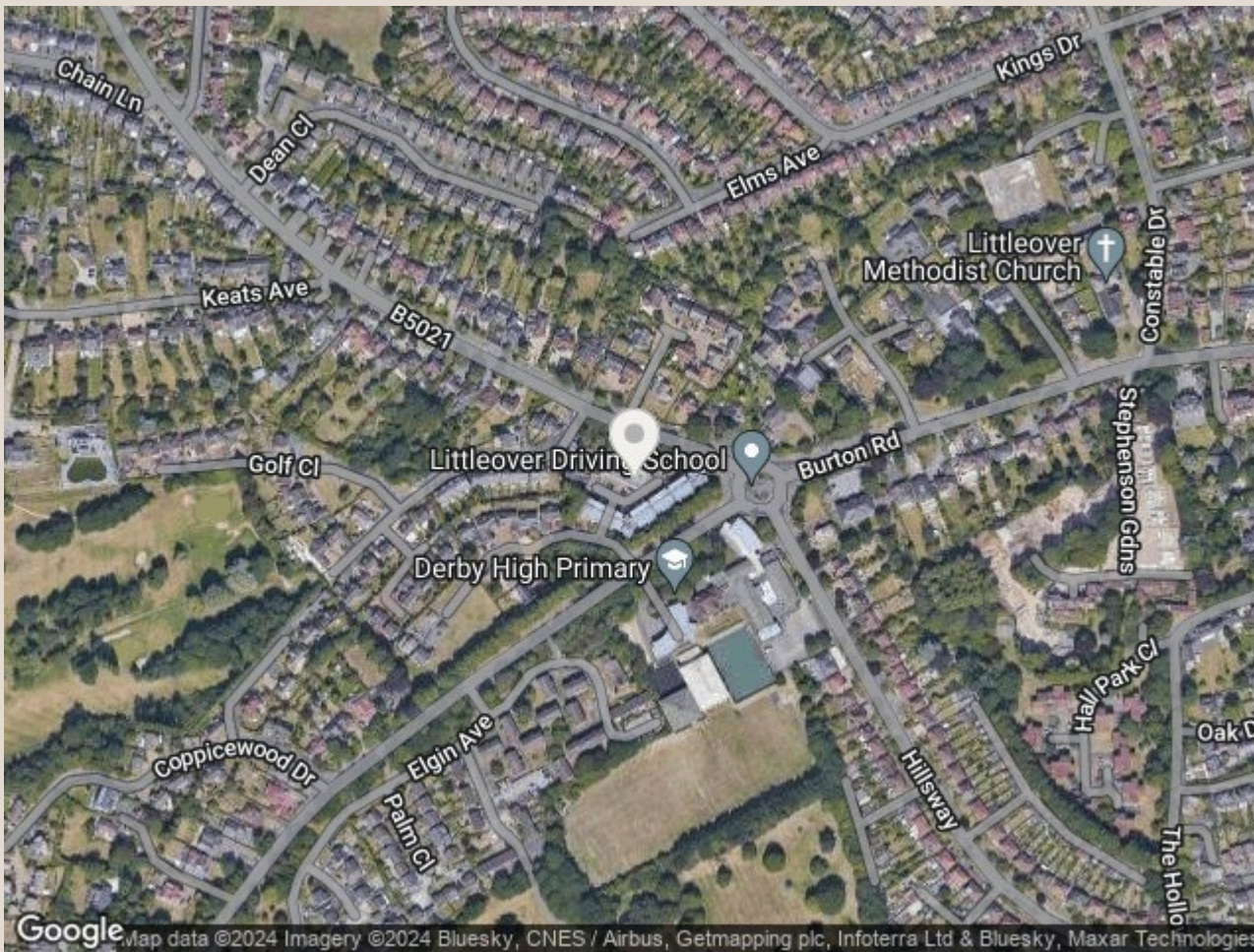
Service Charge & Ground Rent

Subject to a current annual service charge of £780 paid in two installments of £390 every six months.

Leasehold

Please note we have been advised by the vendor that the property is leasehold, 999 years from 26th January 2007.

We would advise that you get your conveyancing solicitor to check these details.



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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