



Roe Farm Lane, Chaddesden,
Derby



Guide price £65,000

- Two Double Bedrooms
- Two Bathrooms
- Unique Curved Lounge/Kitchen
- First Floor Apartment
- Standard Brick Construction
- En-suite to Master Bedroom
- Allocated Off Road Parking
- Leasehold
- EPC rating E
- For Sale by Modern Auction – T & C's apply



This unique and spacious first-floor apartment offers a fantastic investment or living opportunity, with no onward chain. The property includes two bedrooms, with the master benefiting from an ensuite, and a second bathroom with modern fittings.

The standout feature of this apartment is the distinctive curved lounge, kitchen, and diner area, providing a bright and contemporary living space. A communal entrance leads to the apartment's private door, and there is the added convenience of an allocated parking space.

Currently tenanted, the property can be sold with vacant possession, making it suitable for investors or owner-occupiers alike. Situated in the popular area of Chaddesden, this apartment combines comfort and practicality in an excellent location.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please



contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Communal Entrance

Enter from the car parking at the rear of the building and in to the communal hallway. The space offers access to the meter cupboard, and stairs to the property. There is an intercom system to call the property from outside.

Entrance Hall

Enter through the front door in to the hallway that allows access to the bedrooms, bathroom, storage cupboard and the lounge area. The hallway has been finished with carpet flooring and neutral decor.

Bathroom

This spacious and well-appointed bathroom features both a full-size bathtub and a separate walk-in shower, offering versatility for relaxation or convenience. The bathtub is complemented by a decorative border of multi-coloured tiles, adding a touch of character to the room. The white ceramic basin and toilet are sleek and modern, and the neutral wall colour enhances the bright, airy feel of the space. The wood-effect vinyl flooring adds warmth and durability, while the shower area is enclosed with a glass door and fitted with chrome fixtures. This bathroom provides a practical yet stylish retreat.

Bedroom One

This bright and spacious bedroom features a large window that allows plenty of natural light, creating a welcoming atmosphere. The neutral décor and fitted carpet provide a clean and modern look, making it easy to personalize. The room also includes an electric wall heater for comfort. A door leads directly to the en-suite bathroom, offering privacy and convenience. This setup makes the bedroom perfect for comfortable and practical living, ideal for both owner-occupiers and tenants.

En-suite

This is a compact and modern en-suite bathroom, featuring a sleek walk-in shower with a glass door and chrome fittings. The white ceramic basin and toilet are paired with clean, neutral wall tones, creating a bright and fresh atmosphere. The floor is finished with wood-effect vinyl, adding warmth to the space. The bathroom also includes a chrome heated towel rail for added comfort and practicality. A window provides natural light and ventilation, enhancing the room's airy feel.

Bedroom Two

The second bedroom is a bright and well-proportioned space, featuring large windows that provide ample natural light. The neutral décor and fitted carpet create a blank canvas, perfect for personalising to suit individual tastes. This room is ideal as a guest bedroom, home office, or additional storage space. An electric wall heater ensures year-round comfort, making it a practical and versatile room in the apartment.

Lounge/Kitchen

This stunning lounge/kitchen/diner is a true highlight of the property, featuring a unique curved wall that beautifully showcases the building's Art Deco style. The large windows flood the space with natural light, creating a bright and inviting atmosphere. The open-plan design offers a spacious and versatile living area, perfect for both relaxing and entertaining. The modern kitchen is fitted with sleek cabinets, a built-in oven, and an electric hob, seamlessly blending functionality with style. The combination of wood-effect flooring in the kitchen area and cosy carpeting in the lounge ensures practicality and comfort. This distinctive and stylish space is ideal for contemporary living.

Lease Information

Lease was. 150 years from 1 January 2015

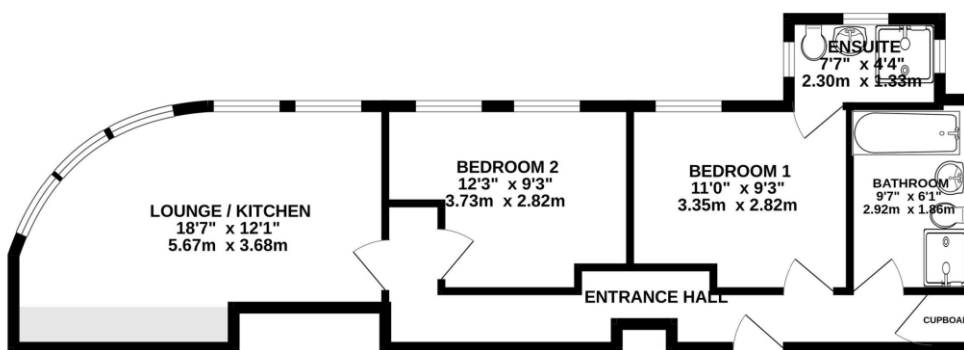
Ground Rent per annum: £198.50

Service Charge per annum: £2350 per annum broken down into: Insurance £450.00 per annum & Service Charge £1900 per annum

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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