

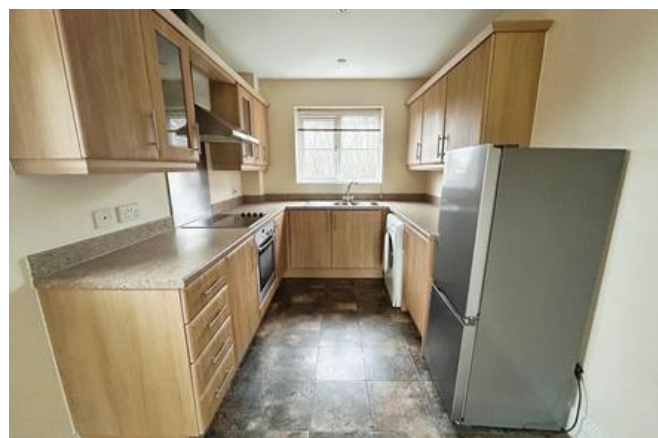
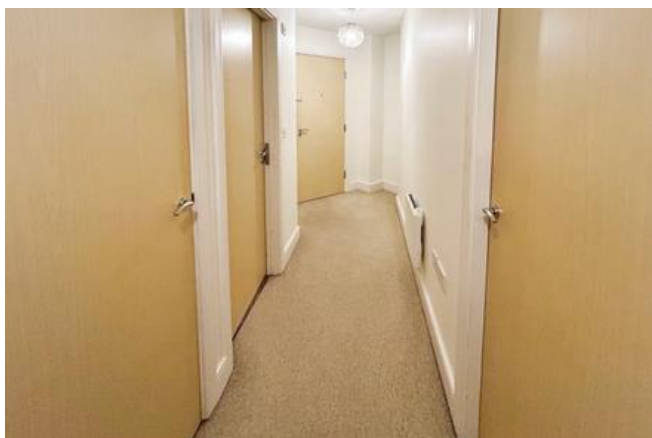


Highfields Park Drive, Derby



**£133,000**

- Two Double Bedrooms
- First Floor Apartment
- Two Bathrooms
- Sought After Darley Abbey Location
- Leasehold
- Off Road Allocated Parking
- Open Plan Living Accommodation
- Leasehold
- EPC rating C
- Standard Brick Construction



This stylish and well-presented first-floor apartment is located in the highly sought-after Highfields Park Drive estate, just a short walk from Darley Park, and within easy reach of Derby city centre, Markeaton Park, Allestree Park and local amenities.

The property offers two spacious double bedrooms, with the master benefiting from an ensuite shower room. The open-plan lounge and kitchen area creates a modern and inviting living space, enhanced by a Juliet balcony that allows plenty of natural light to flow through. The kitchen is well-equipped and includes a fridge freezer and washing machine for added convenience.

The apartment also benefits from allocated off-road parking, along with ample visitors parking, ensuring ease and convenience for both residents and guests.

With a market rental income of approximately £800 per month, this property is a fantastic opportunity for investors, first-time buyers, or those looking to downsize. Its prime location, generous living space, and contemporary design make it an excellent choice for a comfortable and well-connected home.





## Entrance Hall

The apartment features a well-maintained entrance hallway that provides access to all rooms. The space is neutrally decorated with soft carpeting, creating a warm and inviting feel. Multiple internal doors lead to the bedrooms, bathroom, and living areas, offering a practical layout. The hallway is well-lit by a modern ceiling light fixture, and a secure intercom entry system is conveniently installed for added security. A wall-mounted electric heater ensures warmth and comfort throughout the year.

## Lounge / Kitchen

The open-plan lounge and kitchen area offers a spacious and versatile living space, ideal for modern living. The lounge benefits from neutral decor and soft carpeting, creating a warm and inviting atmosphere. Large windows allow plenty of natural light to flow in, enhancing the bright and airy feel of the room.

The well-equipped kitchen features stylish wooden cabinetry with ample storage, complemented by sleek countertops. Integrated appliances include an oven, hob, and extractor hood, while a fridge freezer and washing machine are also included. A large window above the sink provides additional natural light, and tiled flooring in the kitchen area ensures practicality.

This open-plan design seamlessly combines the kitchen and lounge, offering a great space for relaxing or entertaining.

## Bedroom One

A well-presented double room, featuring neutral décor and soft carpeting. Large windows allow for plenty of natural light, creating a bright and airy atmosphere. The room benefits from a built-in wardrobe with mirrored doors, providing ample storage while enhancing the sense of space. Additionally, there is a built-in storage cupboard, offering extra practicality for keeping belongings neatly tucked away.

An ensuite shower room adds convenience and privacy, accessible directly from the bedroom.

## Ensuite

The ensuite shower room is modern and well-presented, featuring a fully enclosed shower with a glass door and chrome fittings. The space is finished with stylish white tiling. A contemporary pedestal sink and low-level WC complement the design, while a wall-mounted mirror and towel rail add practicality. The room benefits from a frosted window, allowing natural light and ventilation while maintaining privacy, and the dark tiled flooring provides a stylish contrast.

## Bedroom Two

The second bedroom is ideal as a guest room, home office, or additional bedroom. Neutral décor and soft carpeting. A large window allows plenty of natural light to flow in. The room provides ample space for bedroom furniture and benefits from a wall-mounted electric heater for year-round comfort.

## Main Bathroom

The main bathroom is modern and well-presented, featuring a clean and neutral design. It includes a full-size bath with a wall-mounted shower attachment, perfect for both relaxing soaks and quick showers. The sleek pedestal sink and low-level WC complement the contemporary feel, while a large mirror and chrome towel rails add practicality. The white tiled walls enhance the bright and airy ambiance, and the vinyl flooring provides durability and easy maintenance. A wall-mounted electric heater ensures comfort, making this a functional and inviting space.

## Lease Information

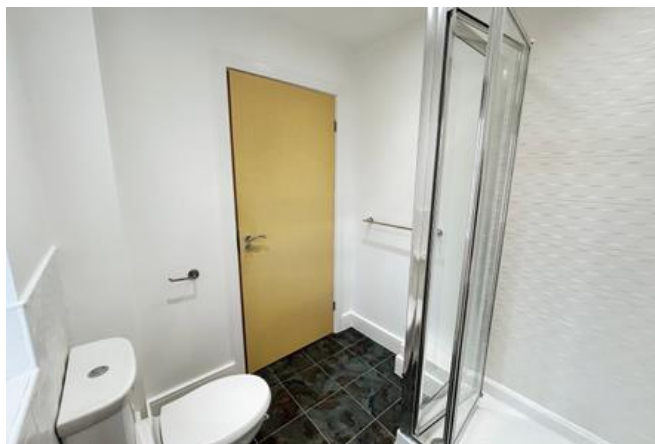
108 Years remaining on Lease. Lease end date will be 01/04/2132

Annual Service Charge: £1316.12

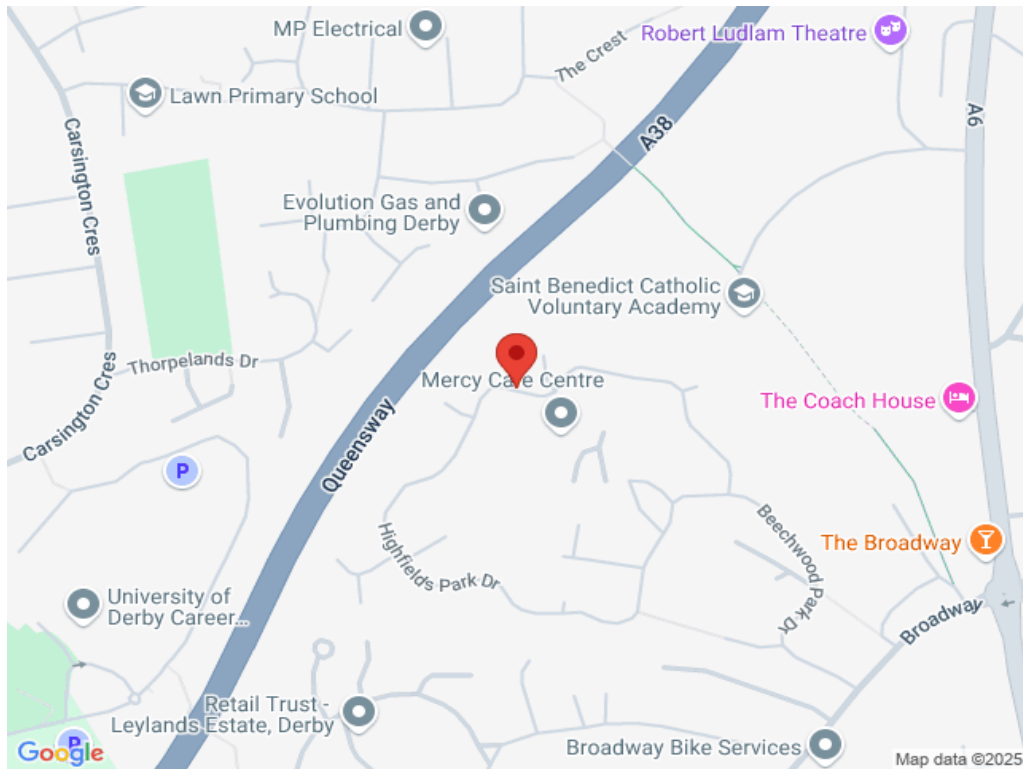
Annual Ground Rent: £215.82

## Disclaimer

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