



Sandleford House, Rowallan Way, Chellaston, Derby,  
DE73 5XD  
£99,950  
Leasehold



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Stunning first floor apartment located within the popular Bonnie Prince Estate in Chellaston, Derby. Accommodation briefly comprising of entrance hallway with access to large open plan living with modern fitted kitchen, double bedroom, bathroom and storage cupboard. Benefiting from central heating and double glazing, intercom entry system and secure, off street parking. Located close to a range of local amenities, commuter links to the A50, M1, A52 & A38 and close proximity to Rolls Royce and Toyota.



### COMMUNAL ENTRANCE

Main entrance door leads into communal hallway with access to individual post boxes and stairs with glass banister to first and second floor.

### ENTRANCE HALL

Upon entering apartment through individual hardwood door there is a hallway, intercom entry system and central heated radiator. Internal doors leading to bedroom, open plan living/kitchen, bathroom and storage cupboard.

### OPEN PLAN LIVING

Large open plan lounge with dimmable lighting, radiator, selection of television and cable points and fitted carpet. Patio doors with juliet balcony.

A range of stylish fitted wall and base units with roll edge top work surfaces and tiled splash-backs. Integrated stainless steel sink drainer with mixer tap, hob and electric oven with extractor hood. Fridge-freezer and washing machine included.

### BEDROOM

14' 11" x 8' 3" (4.57m x 2.52m) Double bedroom with double glazed PVC window and central heating radiator.

### BATHROOM

7' 7" x 3' 6" (2.32m x 1.074m) Three piece suite with panelled bath with shower attachment, pedestal wash hand basin, low flush WC, electric shaving point, recessed lighting to ceiling, heated towel radiator and extractor fan.

### OUTSIDE

Barrier protected off street car park area for the private use of Sandleford House residents with electric key fob.

Ground rent £250 per annum.

Service charge of £650 per annum.

99 year lease from 2018.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	76   c
55-68	D		
39-54	E		
21-38	F		



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.