

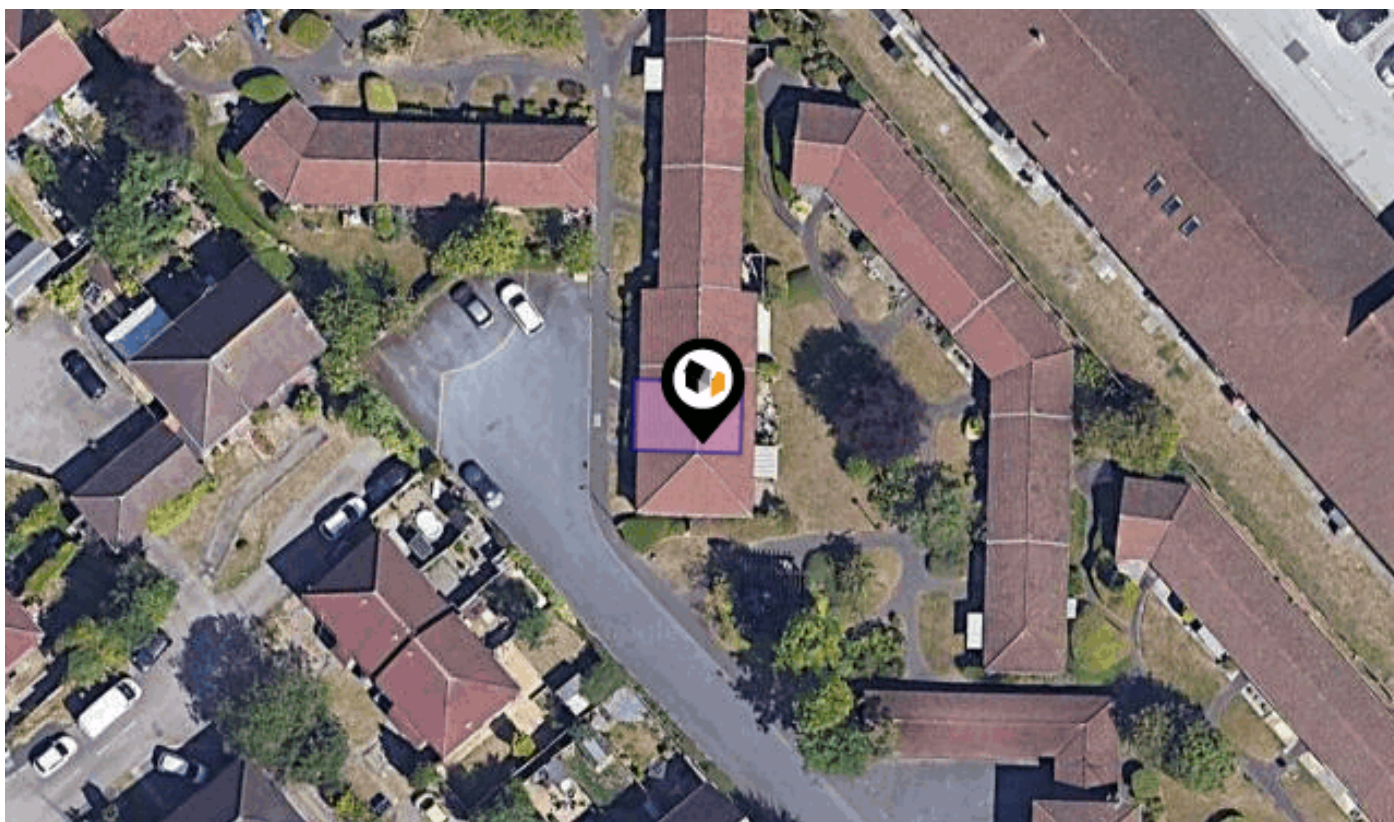


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th January 2024



MEADOWLARK GROVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Key Features:

- > Two Bedroomed Bungalow
- > Over 60's Retirement Development
- > 24/7 lifeline Service Linked To Property
- > Awaiting EPC Rating, Traditional Construction
- > Council Tax Band A, Leasehold

Property Description

A two bedroomed bungalow occupying a sought after location close to local amenities and available for sale with no upward chain. The property is set within a sought after over 60's retirement complex and viewing is recommended.

The property benefits from electric storage heating and double glazing and briefly comprises:- reception hallway with cloaks cupboard and airing cupboard, spacious lounge with patio doors overlooking mature gardens, fitted kitchen with freestanding appliances included in the sale, two bedrooms and spacious shower room. Outside, there are two slate areas and paved seating areas together with mature communal gardens surrounding the property and resident and visitors parking.

Meadowlark Grove is particularly well situated for Oakwood and its range of shops, Doctors, Dentist and Opticians together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport

Room Measurement & Details

Reception Hallway:

Lounge: (14'8" x 12'7") 4.47 x 3.84

Kitchen: (10'10" x 6'11") 3.30 x 2.11

Bedroom One: (10'10" x 9'0") 3.30 x 2.74

Bedroom Two: (9'3" x 5'10") 2.82 x 1.78

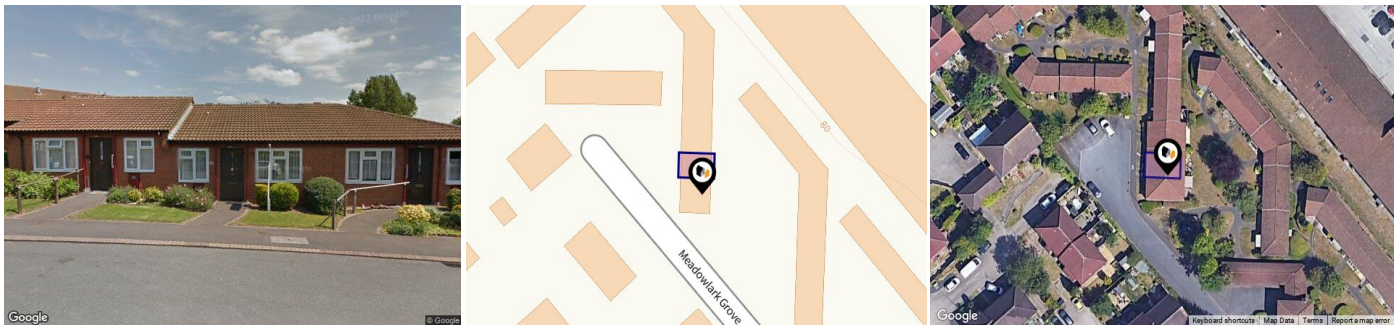
Modern Shower Room: (7'0" x 5'9") 2.13 x 1.75

Outside:

The bungalow stands within well maintained and professionally tended gardens and grounds. There is ample resident and visitor on-site parking spaces.

Leasehold:

The property is held on a long lease of 125 years from 31st March 1999 at a peppercorn rent. The service charge of approximately £2300.00 per annum and covers such items as maintenance of the communal gardens and grounds, lighting of common ways, external repairs, etc.



Property

Type:	Terraced	Last Sold £/ft²:	£210
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	570 ft ² / 53 m ²	Start Date:	15/06/1995
Plot Area:	0.01 acres	End Date:	16/06/2120
Year Built :	1995	Lease Term:	125 years from 16 June 1995
Council Tax :	Band A	Term Remaining:	96 years
Annual Estimate:	£1,274		
Title Number:	DY265858		
UPRN:	100030337512		

Local Area

Local Authority:	Derby City
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

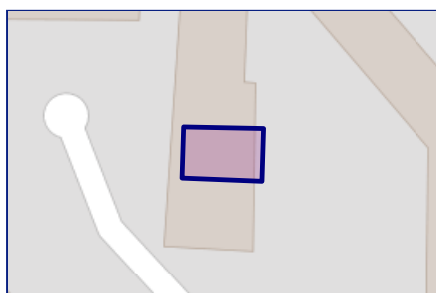


Freehold Title Plan



DY191211

Leasehold Title Plan



DY265858

Start Date: 15/06/1995
End Date: 16/06/2120
Lease Term: 125 years from 16 June 1995
Term Remaining: 96 years

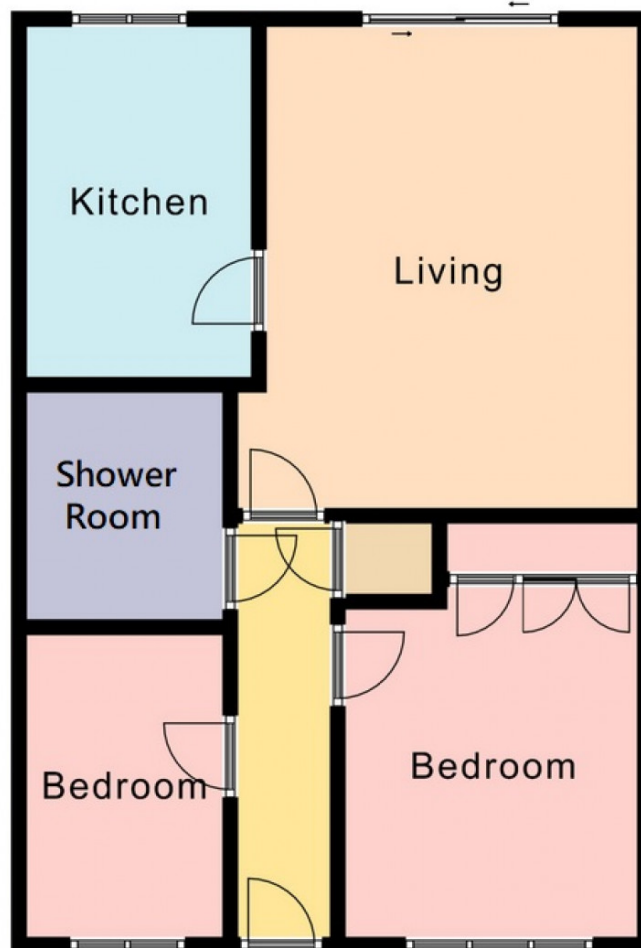
Gallery Photos



Gallery Photos



MEADOWLARK GROVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



DERBY, DE21

Energy rating

D

Valid until 05.02.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

Property

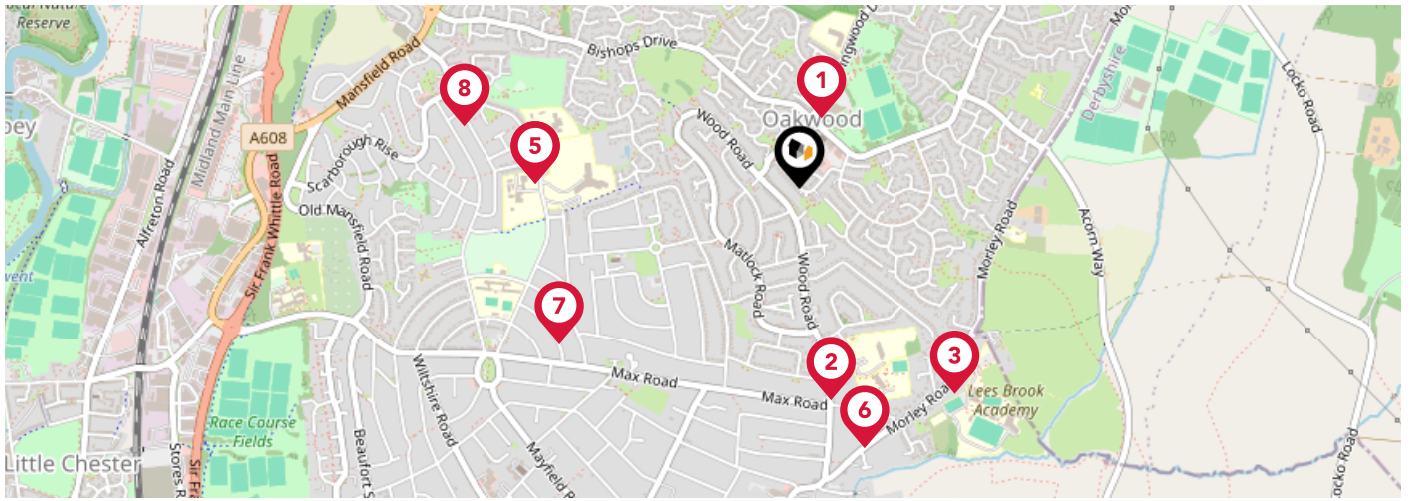
EPC - Additional Data



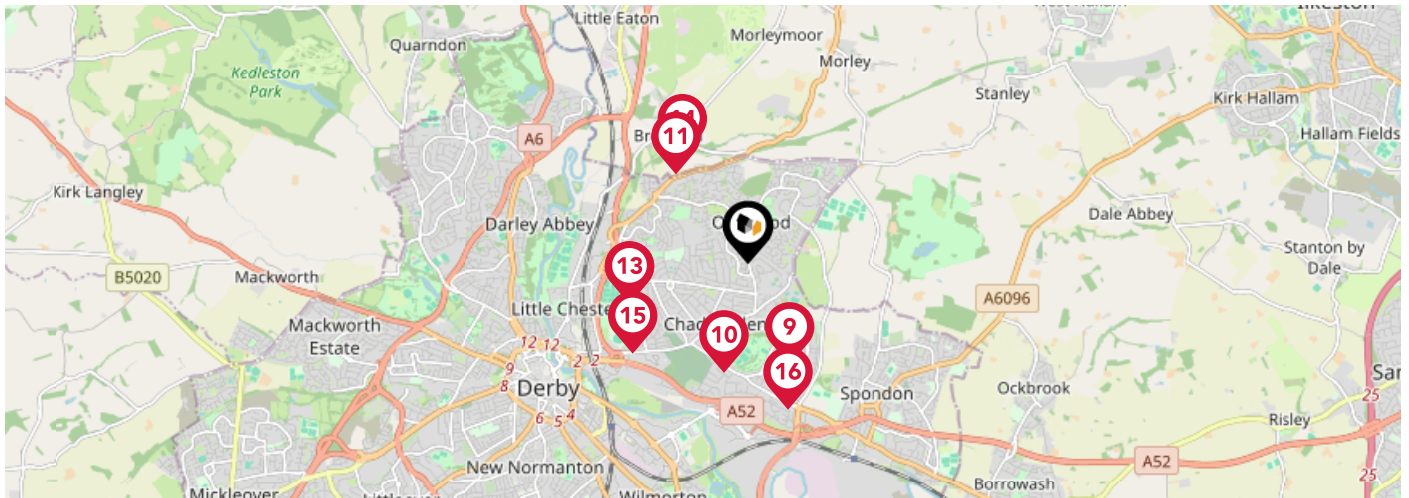
Additional EPC Data

Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Poor
Main Heating Controls:	Automatic charge control
Main Heating Controls Energy:	Average
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	52 m ²

Area Schools

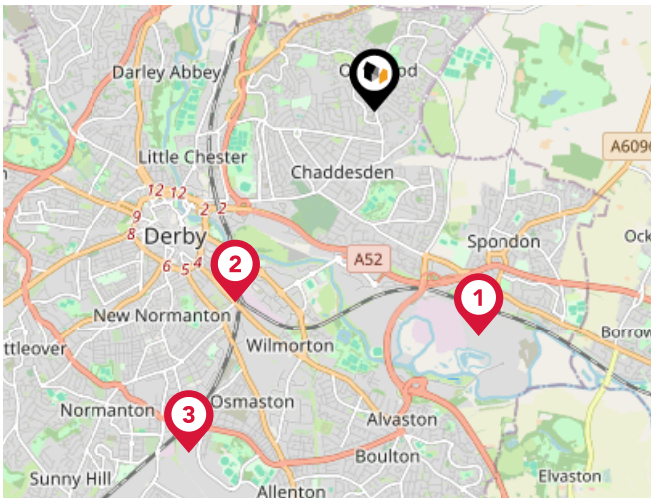


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



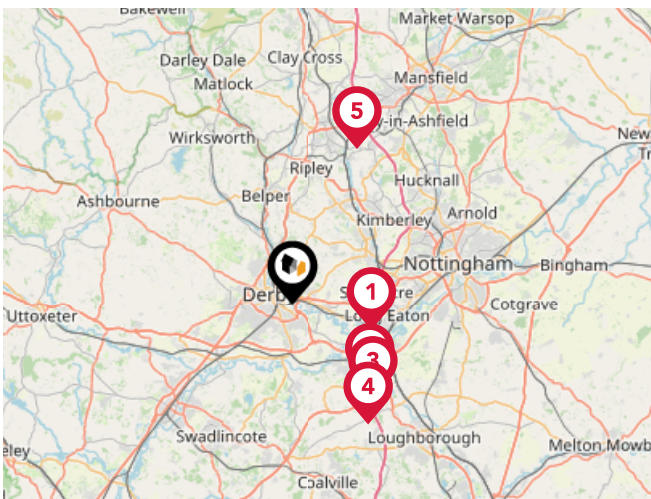
		Nursery	Primary	Secondary	College	Private
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tuition Services Co Brookside School Ofsted Rating: Not Rated Pupils:0 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' School Ofsted Rating: Outstanding Pupils: 118 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derwent Primary School Ofsted Rating: Good Pupils: 259 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



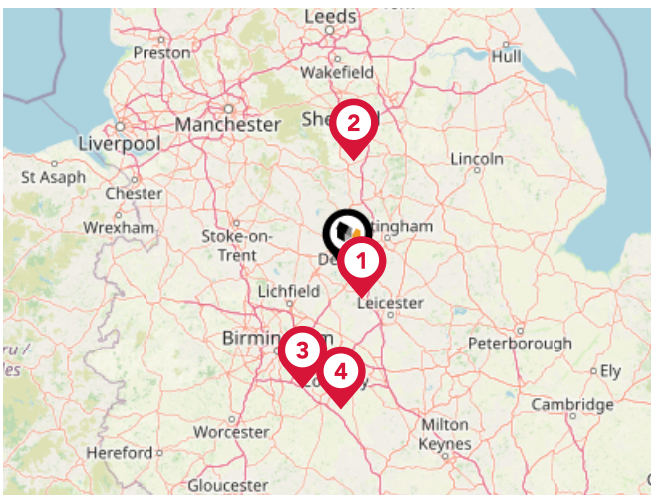
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.21 miles
2	Derby Rail Station	2.12 miles
3	Peartree Rail Station	3.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.85 miles
2	M1 J24A	8 miles
3	M1 J24	8.87 miles
4	M1 J23A	10.04 miles
5	M1 J28	11.99 miles

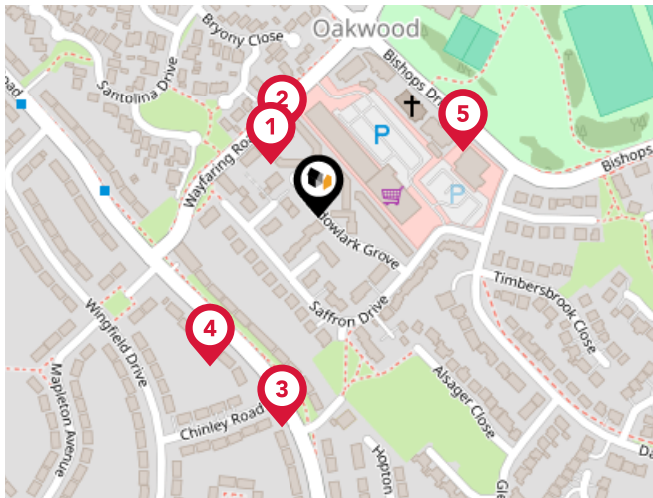


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	9.02 miles
2	Sheffield City Airport	31.5 miles
3	Birmingham International Airport	36 miles
4	Coventry Airport	39.7 miles

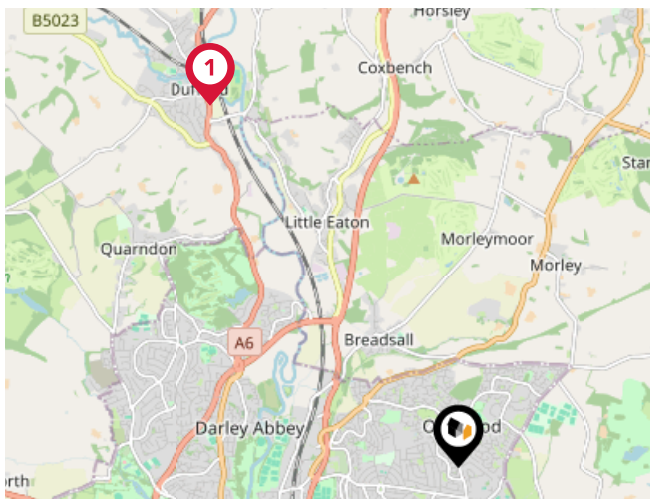
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wayfaring Road	0.04 miles
2	Wayfaring Road	0.05 miles
3	Chinley Road	0.12 miles
4	Chinley Road	0.1 miles
5	Oak and Acorn	0.09 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.92 miles
2	Toton Lane Tram Stop	7.3 miles
3	Inham Road Tram Stop	7.73 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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