

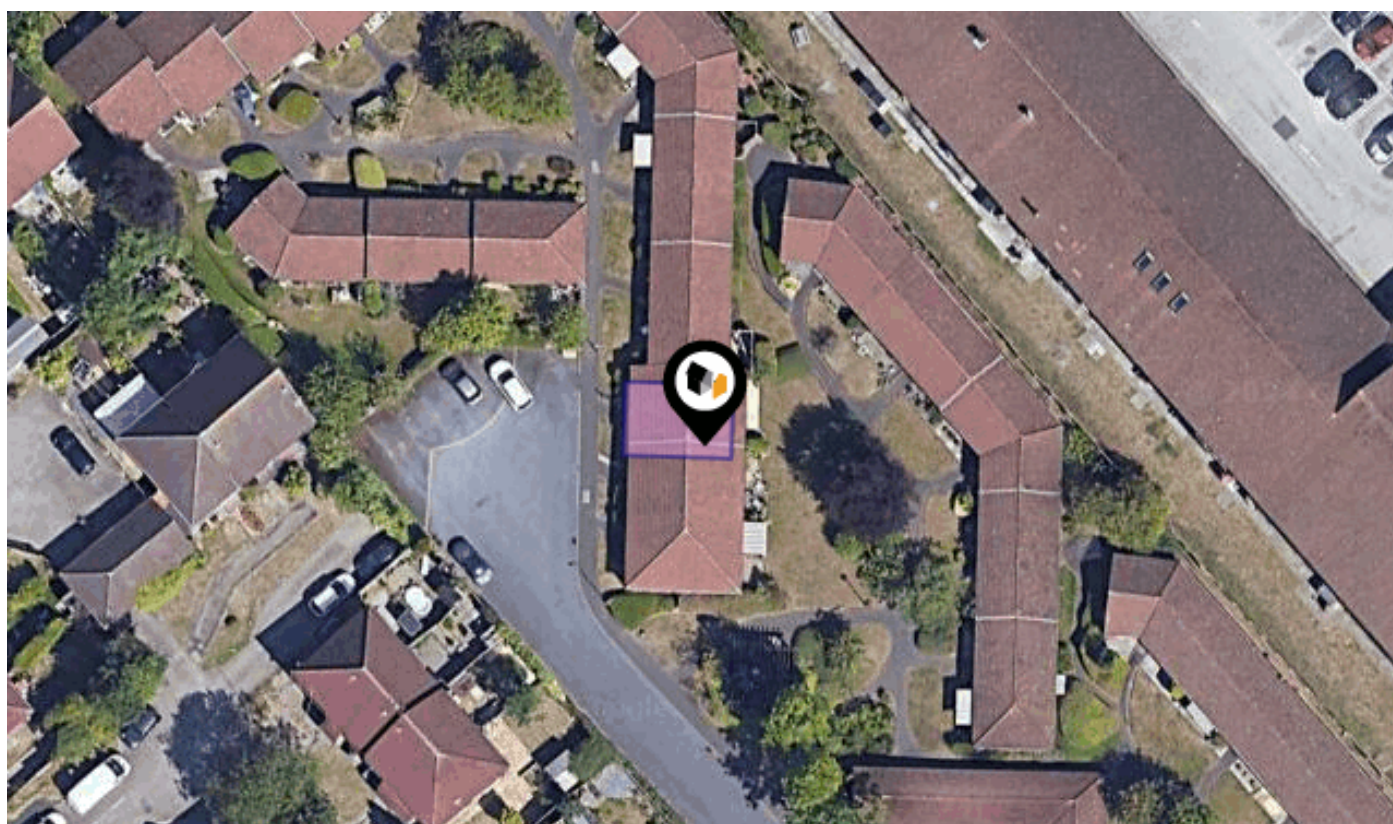


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



MEADOWLARK GROVE, OAKWOOD, DERBY, DE21

Hannells

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Useful Information:

- > Well-Appointed And Presented Two Bedroomed Bungalow
- > Over 60's Retirement Development
- > 24/7 lifeline Service Linked To Property
- > Wet Room With Walk-In Shower
- > EPC Rating D, Traditional Construction

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, recently fitted UPVC doors and replacement UPVC double glazing and briefly comprises:- reception hallway with cloaks cupboard and airing cupboard, spacious lounge with patio doors overlooking mature gardens, quality fitted kitchen with storage, two bedrooms and spacious wet 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

Entrance Hall:

Lounge: (14'9" x 12'6") 4.50 x 3.81

Kitchen: (10'6" x 6'8") 3.20 x 2.03

Washing machine and Fridge/Freezer may be available by negotiation.

Bedroom One: (12'7" x 9'2") 3.84 x 2.7

Bedroom Two: (9'5" x 5'9") 2.87 x 1.75

Wet Room: (7'2" x 5'8") 2.18 x 1.73

Outside: Outside, there are two slate areas and paved seating areas together with mature communal gardens surrounding the property and resident and visitors parking.

Additional Information:

Date : 16 December 2014 Term : 125 years from 16 December 2014 Parties : Longhurst And Havelok Homes Limited This exclusive over 60's complex is part of the Longhurst Group management company the services include;- A site warden Mon-Friday, alarmed safety cords to a central station, residents lounge including coffee mornings and social gatherings between residents and laundry room. The service charge of £TBC per calendar month includes the above and in addition, gardening service for communal areas, external items such as window/doors conditioning and building insurance included. (Your legal representative should verify the above information)



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	15/12/2014
Floor Area:	516 ft ² / 48 m ²	End Date:	16/12/2139
Plot Area:	0.01 acres	Lease Term:	125 years from 16 December 2014
Year Built :	1983-1990	Term	115 years
Council Tax :	Band A	Remaining:	
Annual Estimate:	£1,405		
Title Number:	DY491543		
UPRN:	100030337513		

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

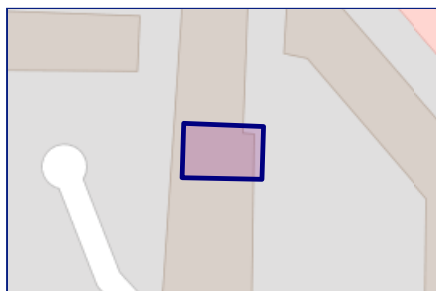


Freehold Title Plan



DY191211

Leasehold Title Plan



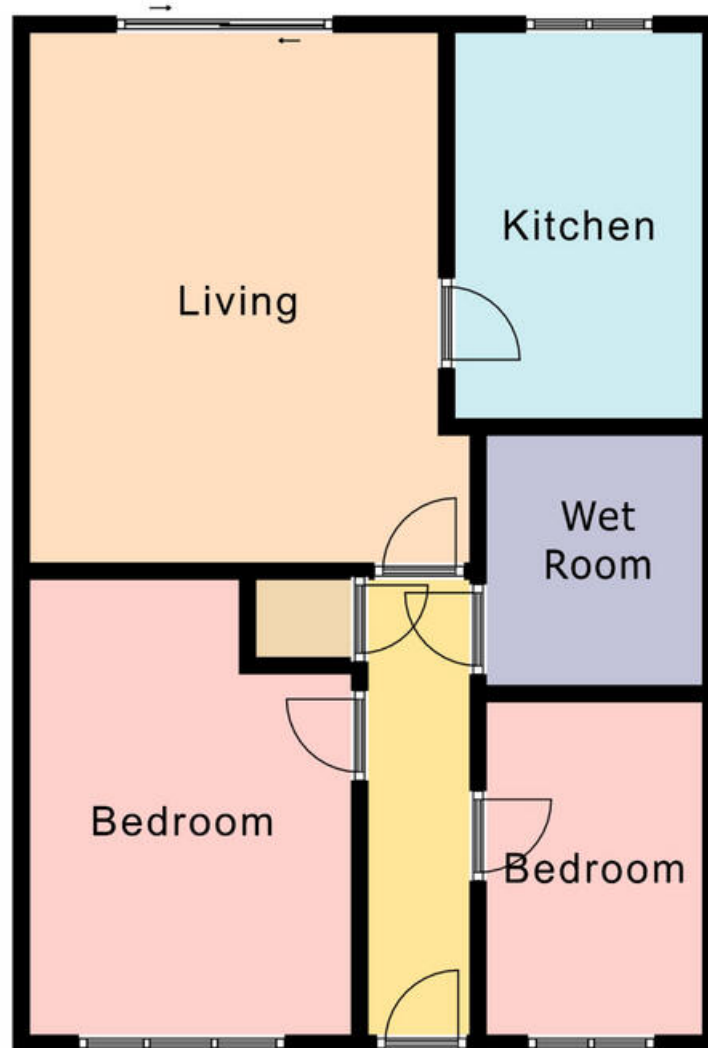
DY491543

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End Date: 16/12/2139
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Term Remaining: 115 years

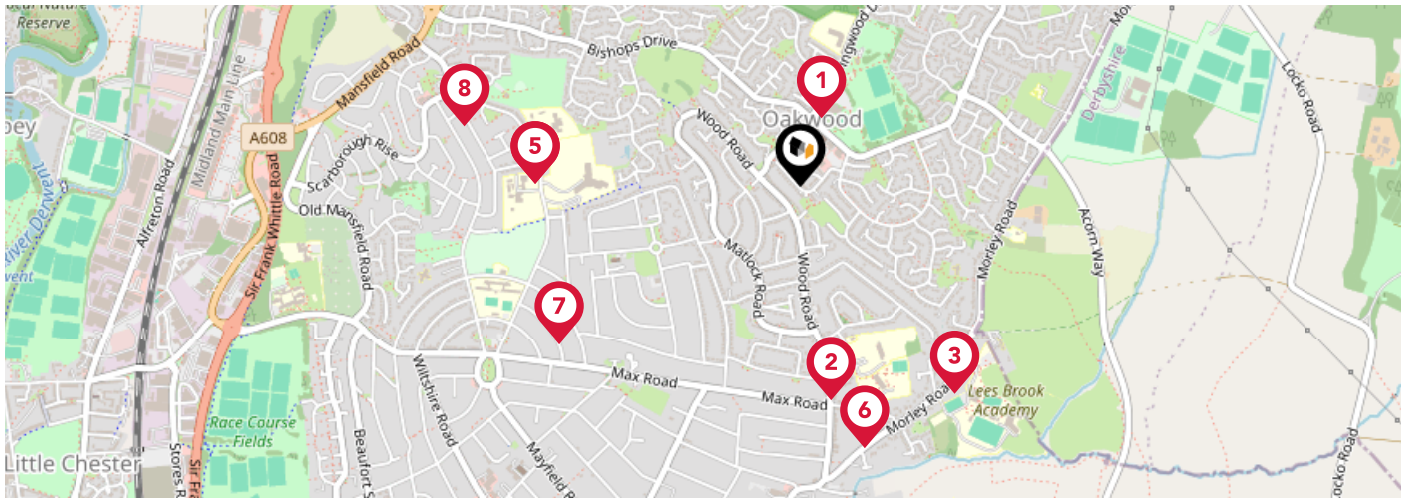




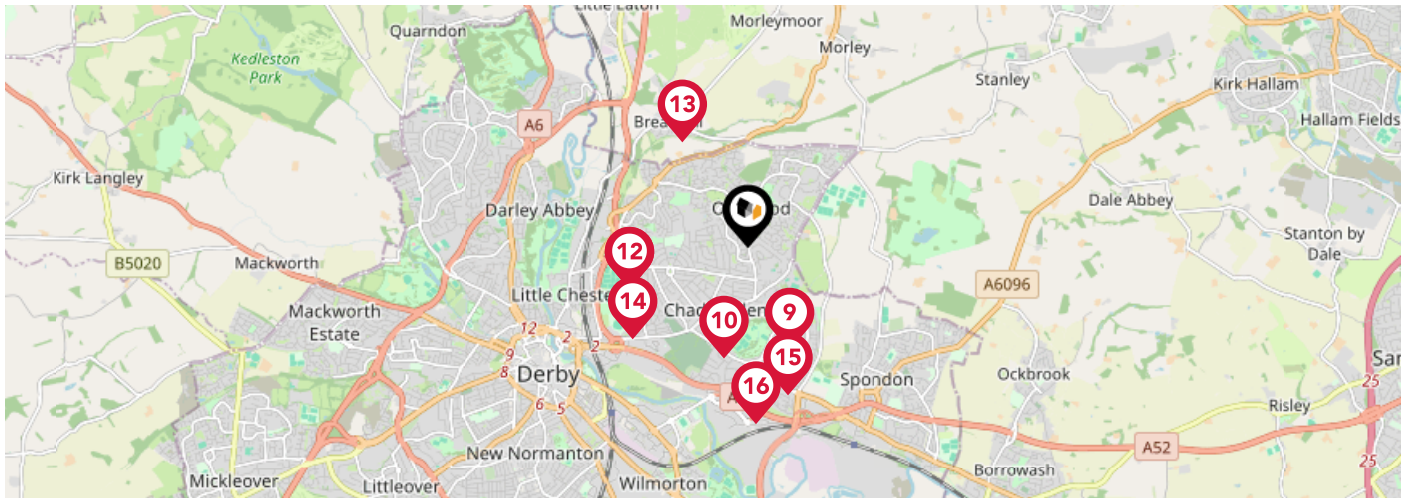
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Area Schools

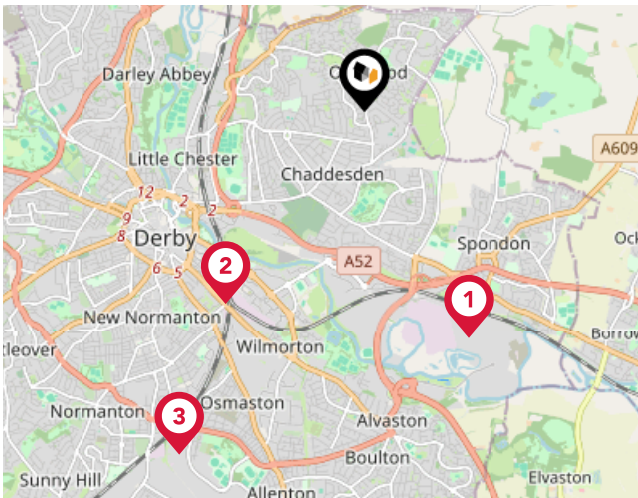


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Close Infant School Ofsted Rating: Good 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:0.58	<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"/>



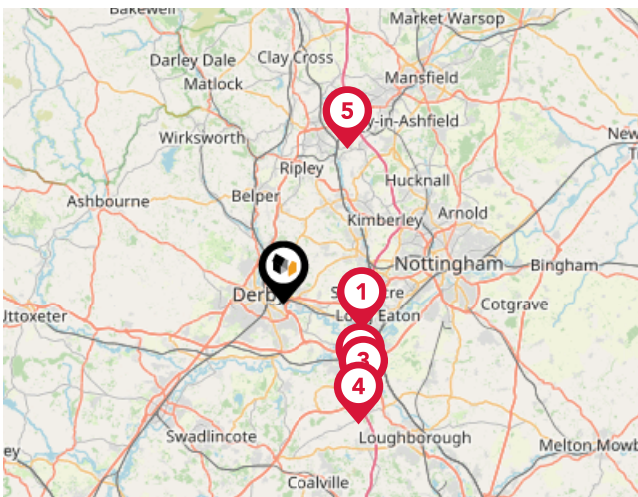
		Nursery	Primary	Secondary	College	Private
	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Good Pupils: 328 Distance:1.12	<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:1.12	<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:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



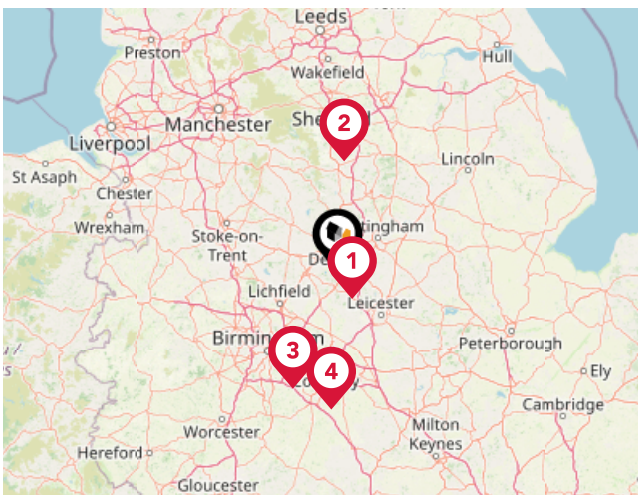
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.22 miles
2	Derby Rail Station	2.12 miles
3	Peartree Rail Station	3.49 miles



Trunk Roads/Motorways

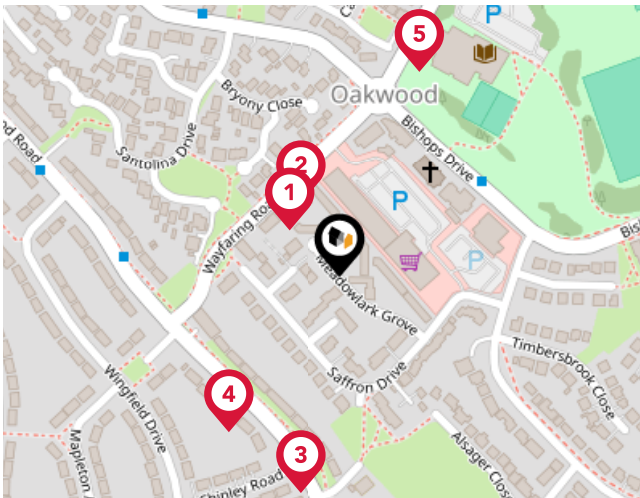
Pin	Name	Distance
1	M1 J25	5.85 miles
2	M1 J24A	8 miles
3	M1 J24	8.87 miles
4	M1 J23A	10.05 miles
5	M1 J28	11.98 miles



Airports/HELIPADS

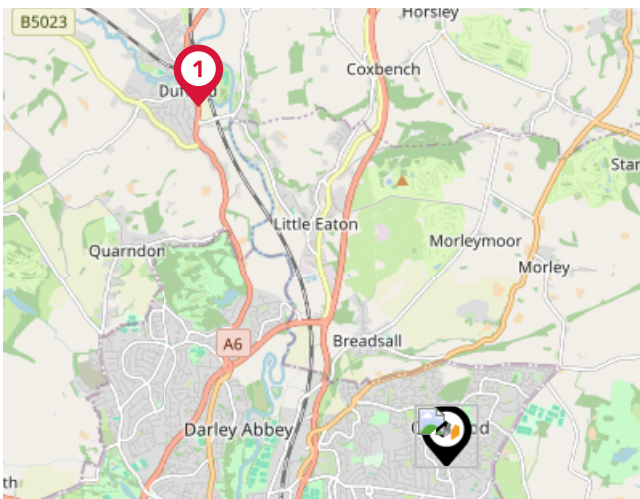
Pin	Name	Distance
1	East Midlands Airport	9.02 miles
2	Sheffield City Airport	31.49 miles
3	Birmingham International Airport	36.01 miles
4	Coventry Airport	39.71 miles

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	0.11 miles
5	Springwood Drive Leisure Centre	0.12 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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