

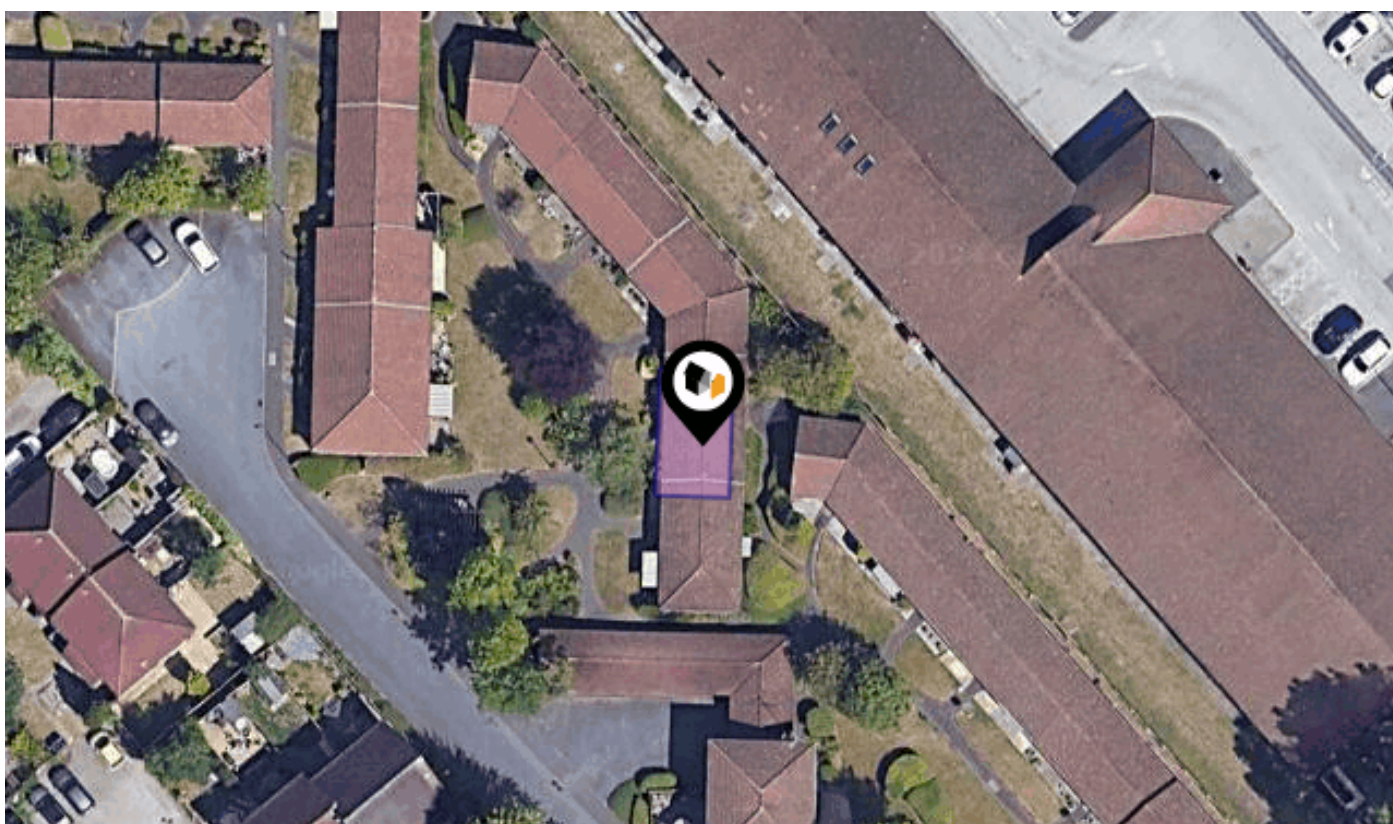


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26<sup>th</sup> July 2024



## MEADOWLARK GROVE, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Two-Bedroom Bungalow
- > Over 60's Retirement Development
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Leasehold
- > Lounge Diner Opening To Paved Seating Area

### Property Description

A well-presented, two-bedroom bungalow set within a sought after over 60's retirement complex and available for sale with no upward chain. The property is situated close to local amenities including doctors, dentist, opticians, chemist, post office, a supermarket and also has good road and bus links with Derby City Centre. A viewing is highly recommended!

The accommodation benefits from electric storage heating and double glazing and briefly comprises:- spacious reception hallway, lounge diner with patio doors opening to a paved patio seating area, fitted kitchen with integrated appliances, two bedrooms and shower room. Outside, are 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 Hallway: (13'4" x 5'0") 4.06 x 1.52

Lounge Diner: (18'6" x 18'4") 5.64 x 5.59

Kitchen Area: (10'2" x 7'5") 3.10 x 2.26

Bedroom One: (10'5" x 9'9") 3.17 x 2.97

Bedroom Two: (9'8" x 5'9") 2.95 x 1.75

Shower Room: (7'3" x 5'9") 2.21 x 1.75

### Lease Information:

Tenure Type: Leasehold Lease Term: 125 Years from 20th January 1998 Qualifying Age: 60 and over Service Charge: £227.59 pcm\* 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 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)

**KFB** - Key Facts For Buyers

# Property Overview



## Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	19/01/1998
Floor Area:	613 ft <sup>2</sup> / 57 m <sup>2</sup>	End Date:	20/01/2123
Plot Area:	0.02 acres	Lease Term:	125 years from 20 January 1998
Year Built :	1998	Term Remaining:	98 years
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY293732		

## Local Area

Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		2	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

# Property Multiple Title Plans

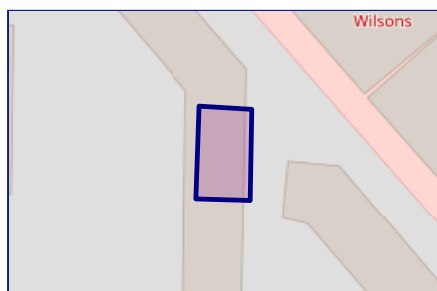


## Freehold Title Plan



**DY191211**

## Leasehold Title Plan

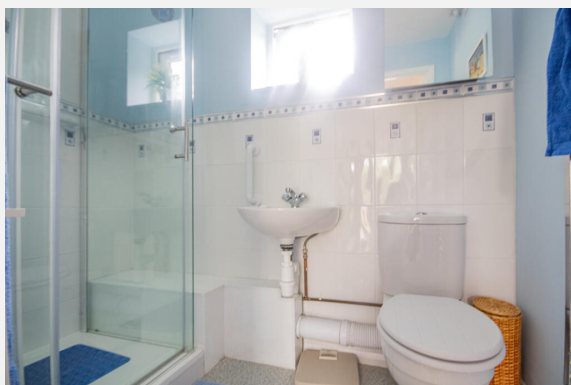


**DY293732**

Start Date:	19/01/1998
End Date:	20/01/2123
Lease Term:	125 years from 20 January 1998
Term Remaining:	98 years

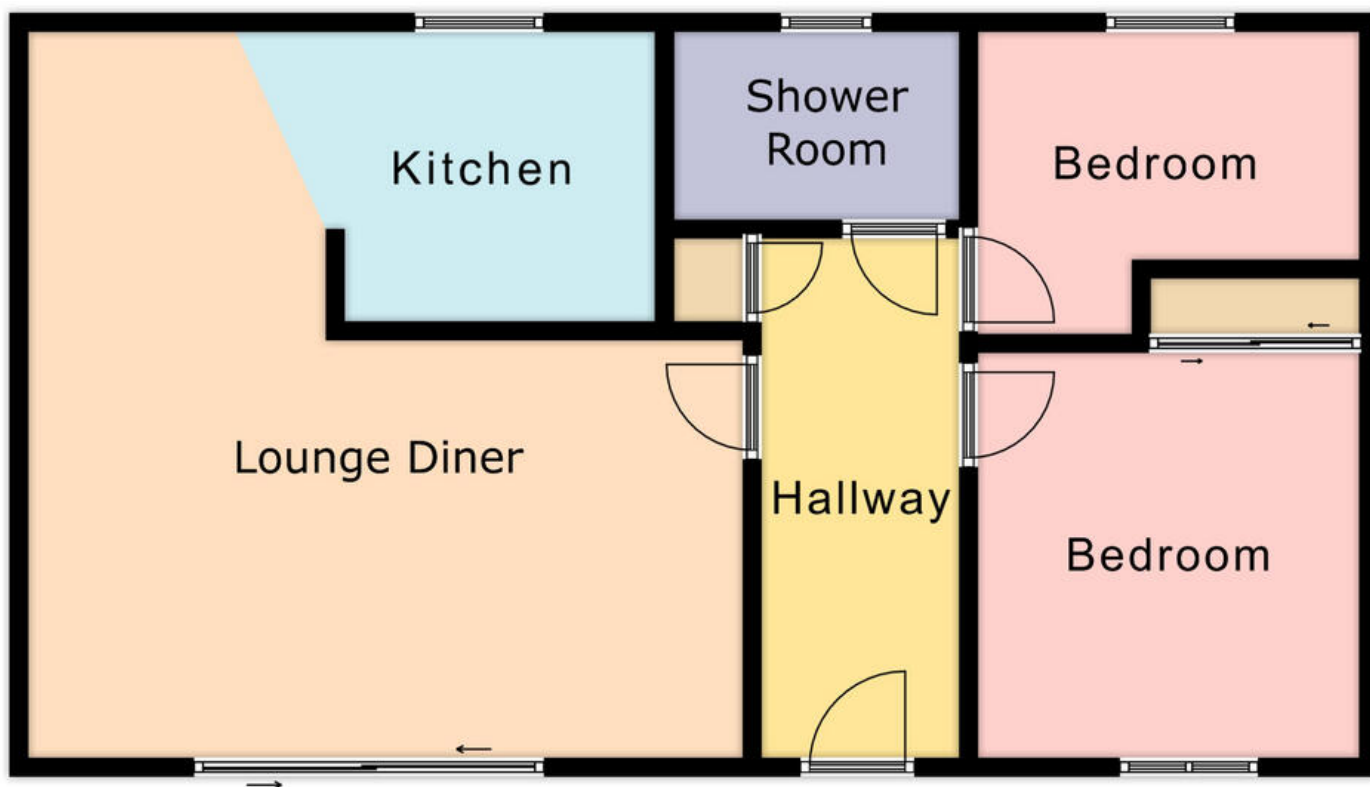




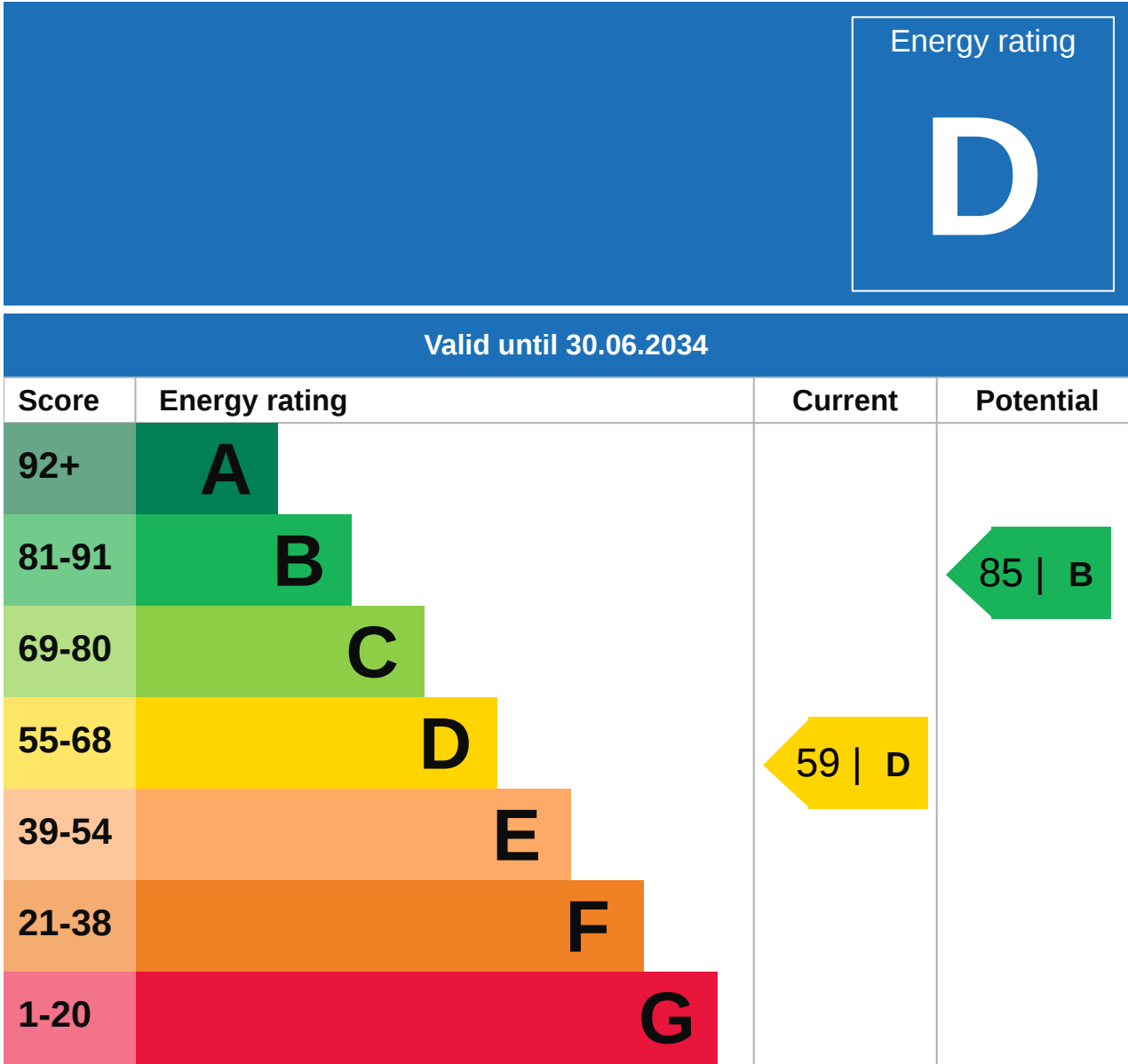




**MEADOWLARK GROVE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate





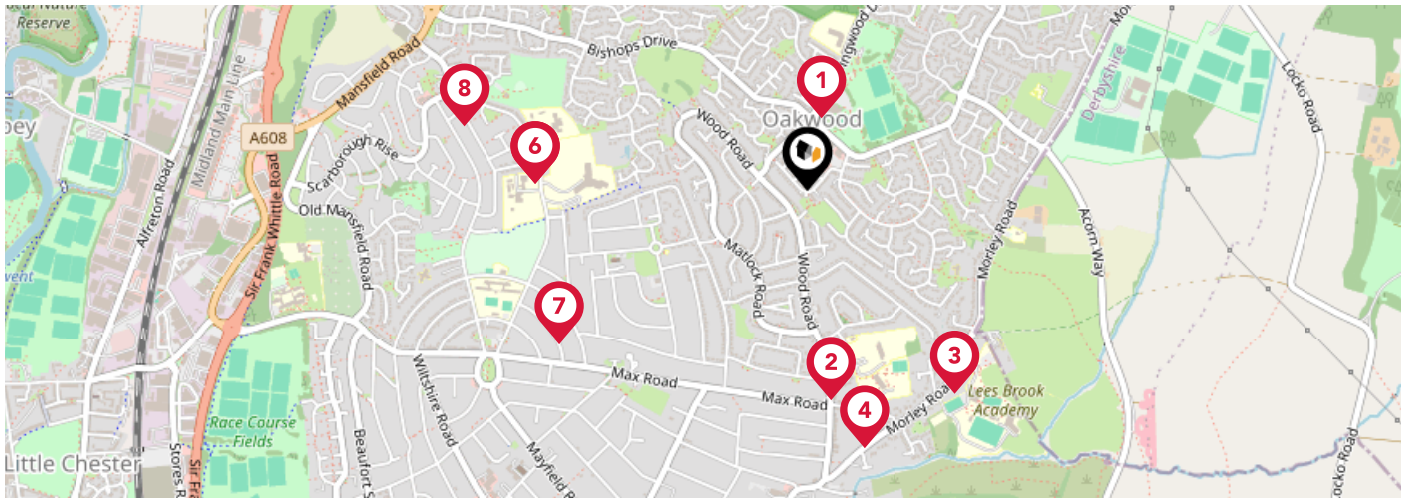
# Property

## EPC - Additional Data

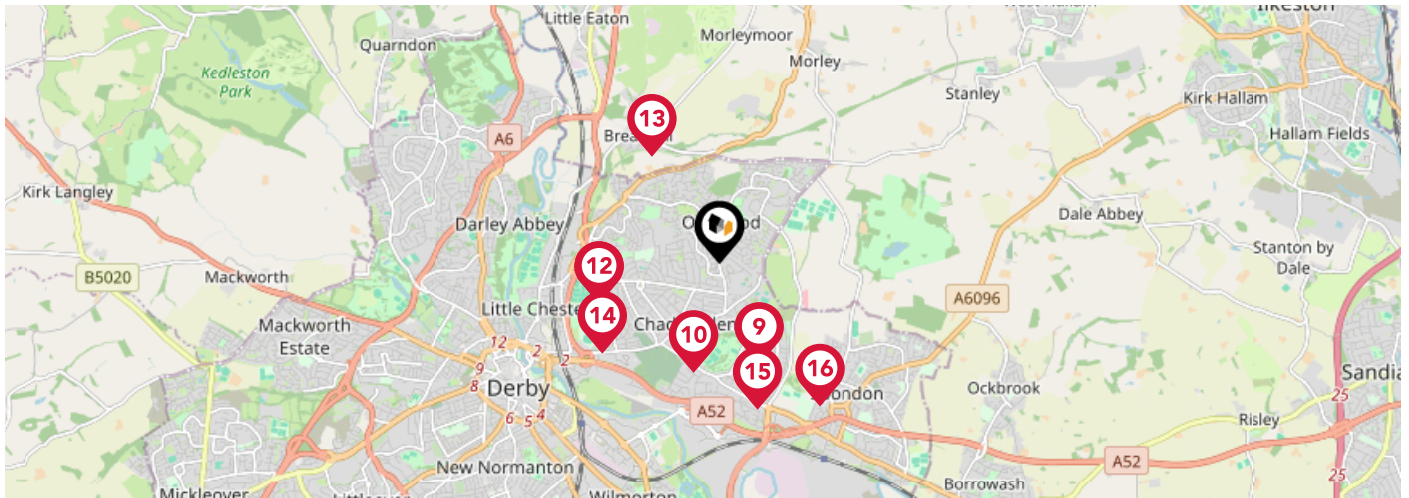










### Additional EPC Data

<b>Property Type:</b>	Mid-terrace bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion off
<b>Hot Water Energy Efficiency:</b>	Peak
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Suspended limited insulation (assumed)
<b>Total Floor Area:</b>	57 m <sup>2</sup>

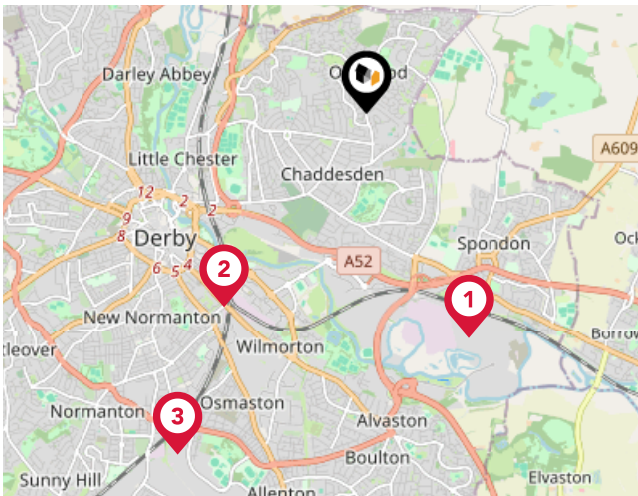


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Parkview Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lees Brook Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1105   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Breadsall Hill Top Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Da Vinci Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Roe Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 437   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



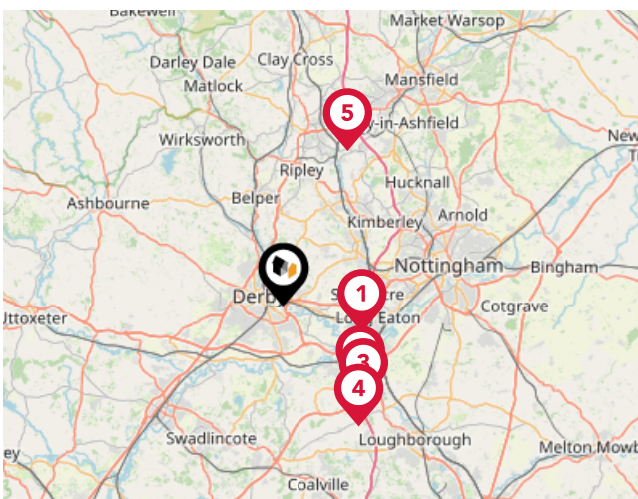
		Nursery	Primary	Secondary	College	Private
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Good   Pupils: 367   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 353   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaufort Community Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles' School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Breadsall CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 111   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 645   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



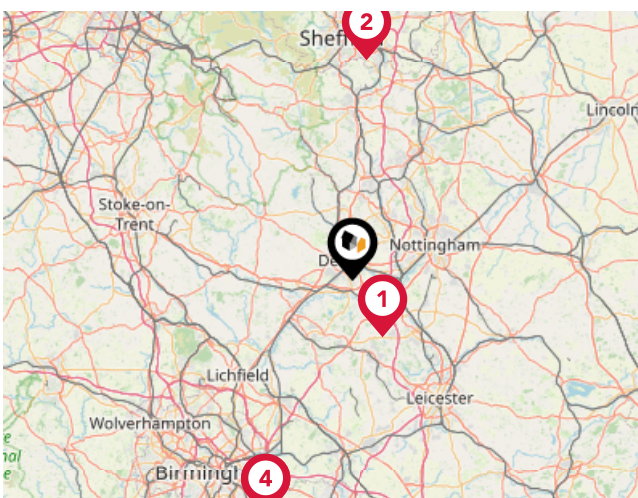
## National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	2.21 miles
	Derby Rail Station	2.16 miles
	Peartree Rail Station	3.49 miles



## Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	5.83 miles
	M1 J24A	7.98 miles
	M1 J24	8.86 miles
	M1 J23A	10.03 miles
	M1 J28	11.99 miles



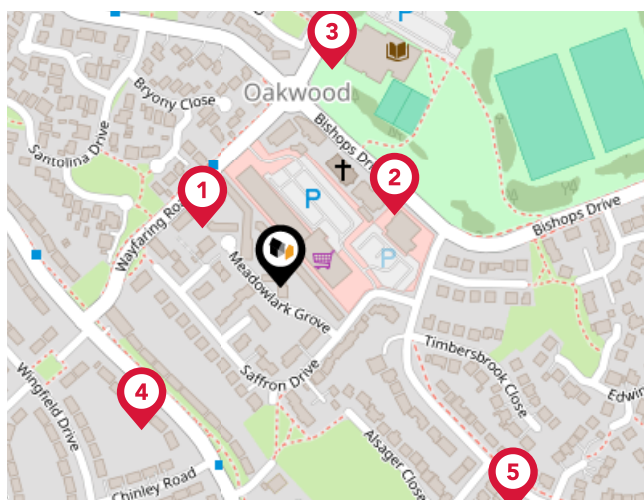
## Airports/Helipads

Pin	Name	Distance
	East Midlands Airport	9.04 miles
	Sheffield City Airport	31.5 miles
	Birmingham International Airport Terminal 1	36.01 miles
	Birmingham International Airport	36.01 miles



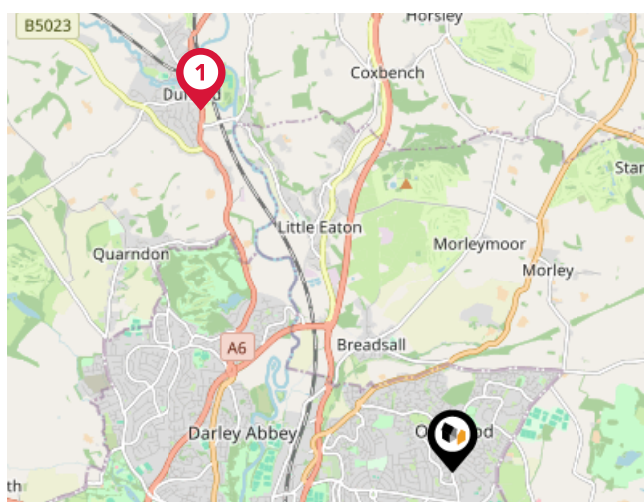
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wayfaring Road	0.05 miles
2	Oak and Acorn	0.08 miles
3	Springwood Drive Leisure Centre	0.12 miles
4	Chinley Road	0.11 miles
5	Danebridge Crescent	0.18 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	3.94 miles
2	Tram Park & Ride	7.28 miles
3	Toton Lane Tram Stop	7.29 miles



## Hannells

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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

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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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