

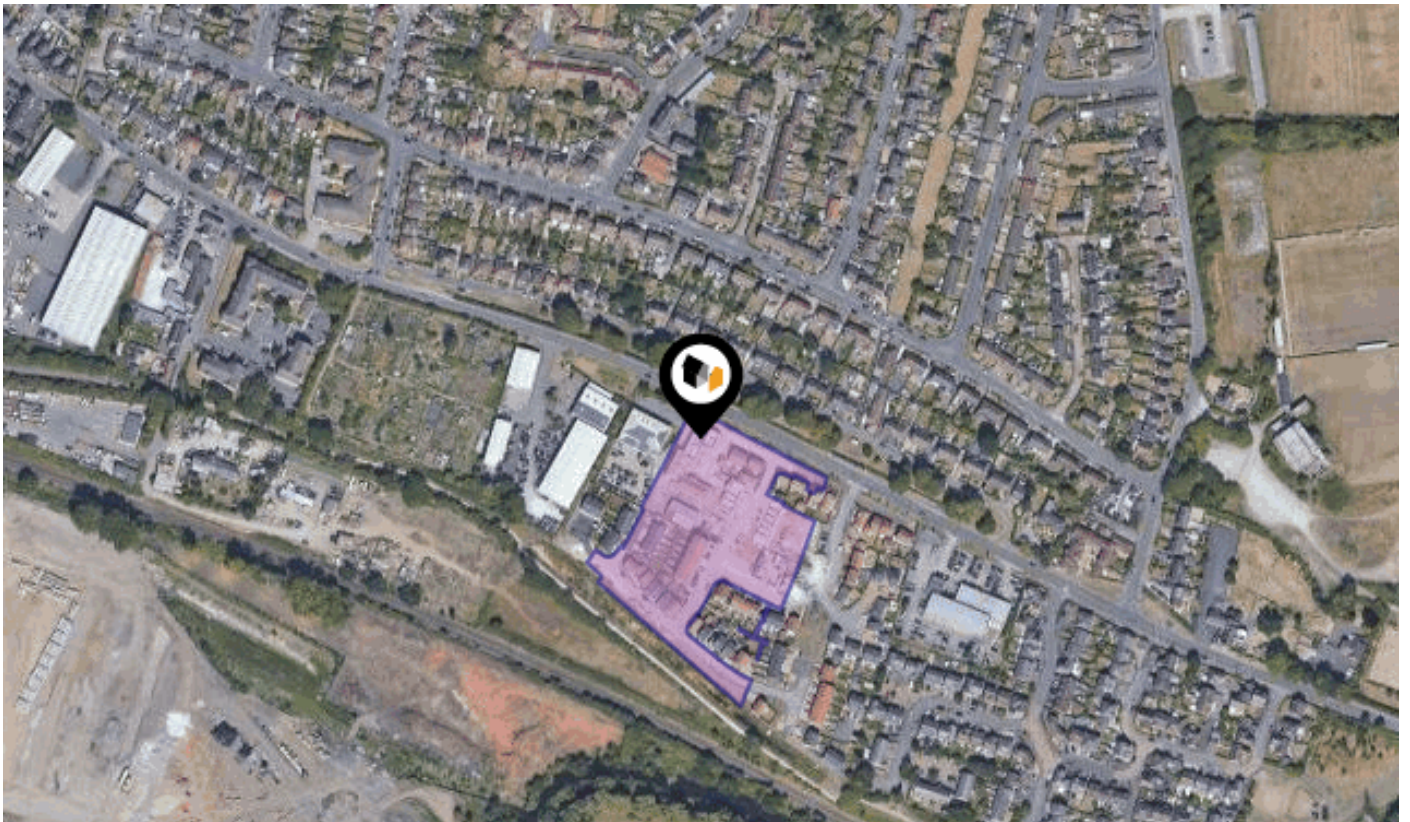


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18<sup>th</sup> September 2024



## PINTLE PLACE, SPONDON, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Appointed And Presented First Floor Apartment
- > Built Approximately One Year Ago With 9 Year NHBC Guarantee Remaining
- > EPC Rating B, Standard Construction
- > Council Tax Band A, Leasehold, No Upward Chain
- > Excellent First Time Buy, Viewing Highly Recommended

### Property Description

An early viewing is absolutely essential of this attractive and well-appointed first floor apartment offering contemporary living accommodation, ideal for the first time buyer. The apartment was built approximately one year ago and therefore benefits from the remaining NHBC guarantee and is situated within a modern development, excellent for commuting and major road links.

The property is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- communal reception hallway leading to the first floor accommodation which includes a light and airy open plan living/dining/fitted kitchen, double bedroom and spacious bathroom with a four piece suite. Outside, there are communal gardens together with an allocated parking space.

Pintle Place is well situated for Spondon and Borrowash respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Communal Entrance To First Floor Landing:

Entrance Hallway: (13'8" x 3'3") 4.17 x 0.99

Useful Storage Cupboard: (3'8" x 3'8") 1.12 x 1.12

Living/Dining/Kitchen: (23'6" x 10'2") 7.16 x 3.10

Bedroom: (14'6" x 10'4") 4.42 x 3.15

Spacious Four Piece Bathroom: (10'7" x 6'8") 3.23 x 2.03

Please Note:

Annual service charge £763.29 per annum.

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	1		
<b>Floor Area:</b>	592 ft <sup>2</sup> / 55 m <sup>2</sup>		
<b>Plot Area:</b>	2.32 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,639		
<b>Title Number:</b>	DY149569		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>68</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





# Gallery Photos







## PINTLE PLACE, SPONDON, DERBY, DE21



# Property EPC - Certificate



DE21

Energy rating

# B

Valid until 12.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

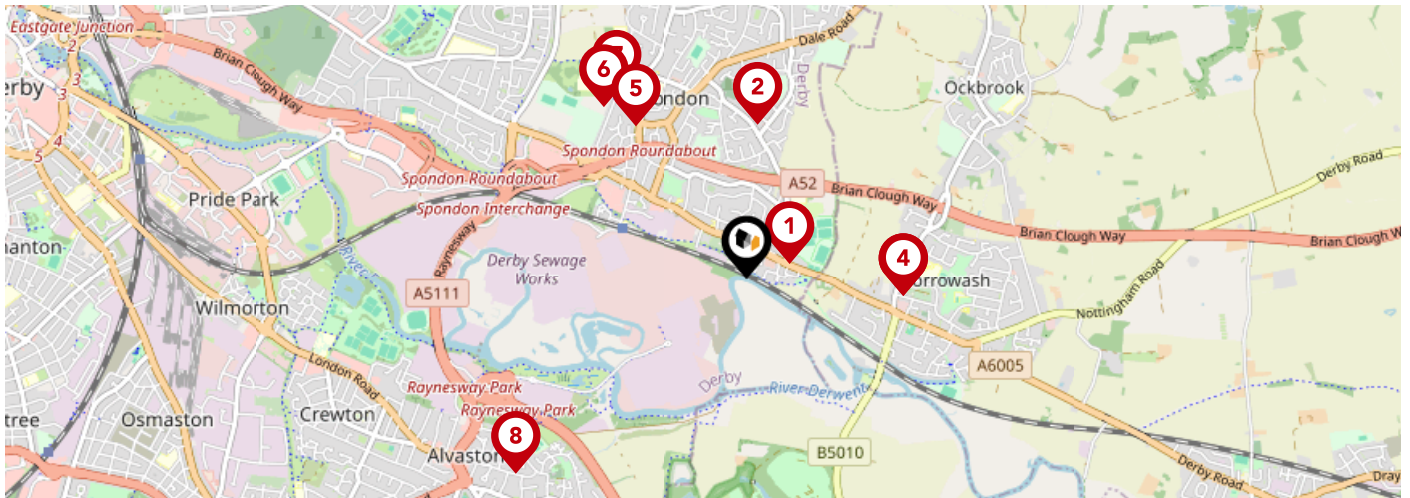
## EPC - Additional Data



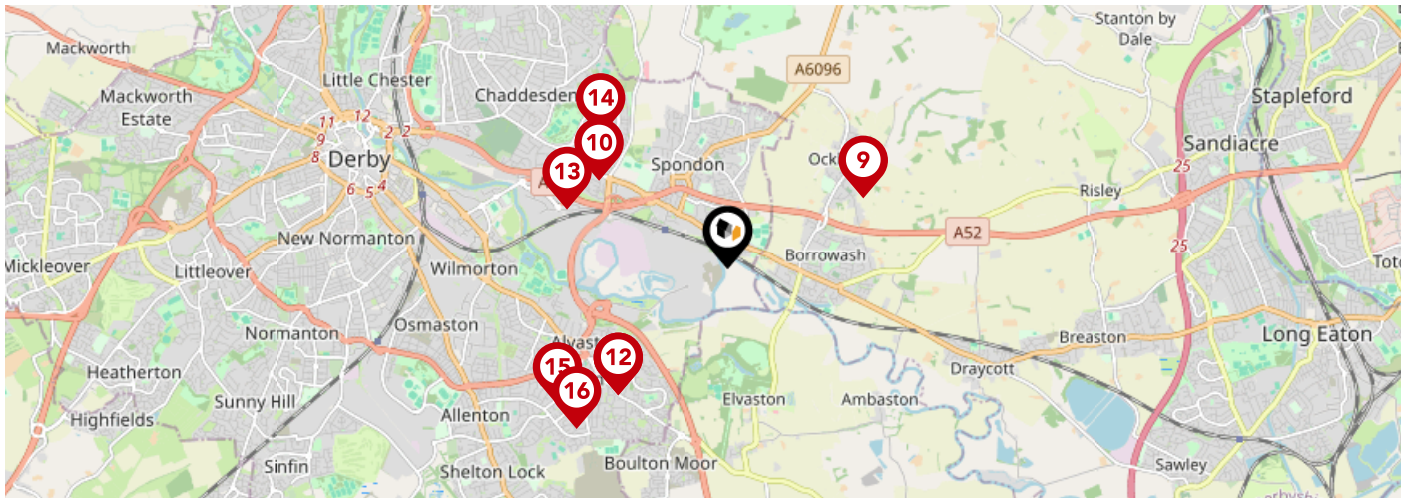
### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Floor Level:</b>	3
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	55 m <sup>2</sup>



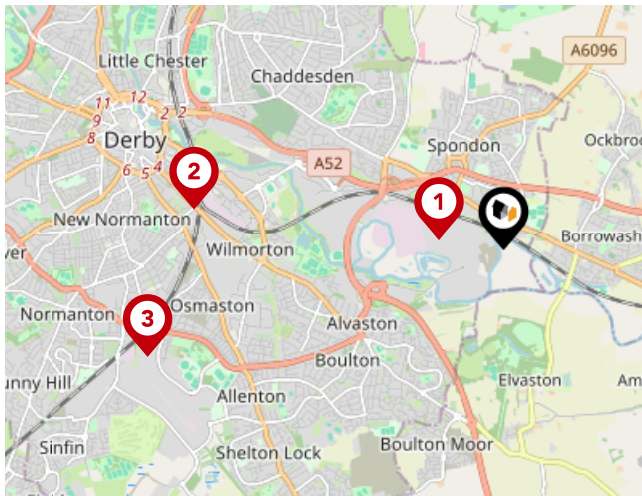


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Asterdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ashbrook Infant School</b> Ofsted Rating: Requires improvement   Pupils: 146   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils: 173   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



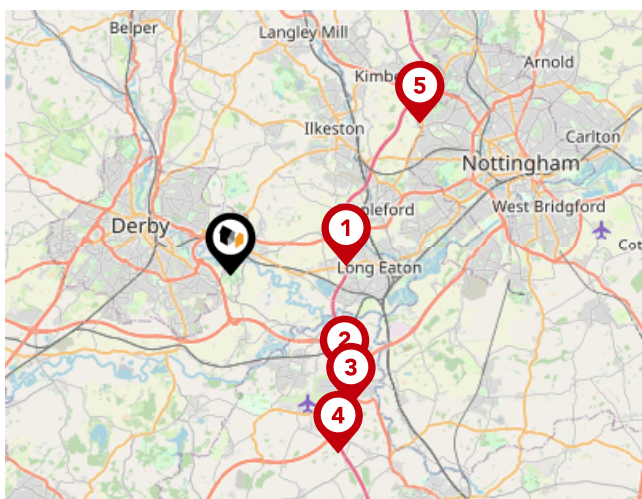
		Nursery	Primary	Secondary	College	Private
	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alvaston Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 328   Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alvaston Junior Academy</b> Ofsted Rating: Good   Pupils: 330   Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wyndham Spencer Academy</b> Ofsted Rating: Outstanding   Pupils: 475   Distance: 1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakwood Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 311   Distance: 1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



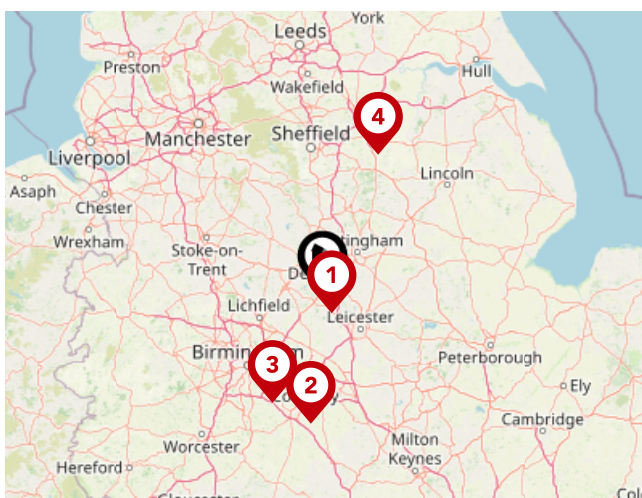
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.58 miles
2	Derby Rail Station	2.78 miles
3	Peartree Rail Station	3.31 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.09 miles
2	M1 J24A	5.46 miles
3	M1 J24	6.3 miles
4	M1 J23A	7.47 miles
5	M1 J26	8.64 miles

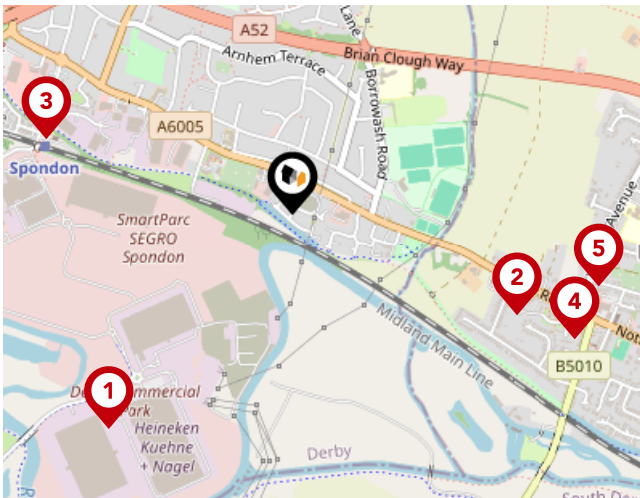


## Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	6.5 miles
2	Baginton	37.7 miles
3	Birmingham Airport	34.62 miles
4	Finningley	42.55 miles

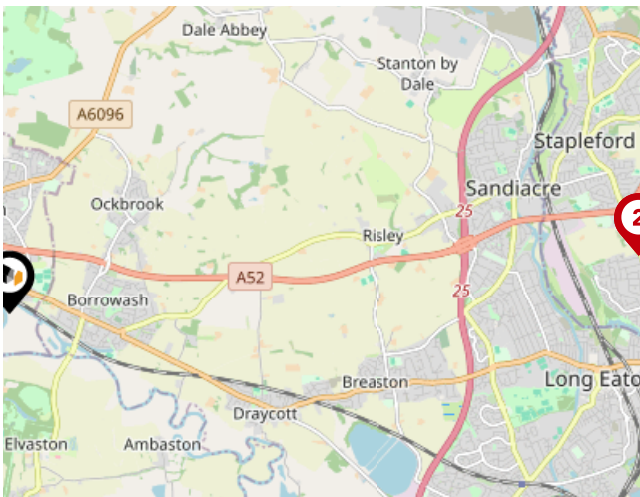


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Derby Commercial Park East	0.63 miles
2	Medical Centre	0.55 miles
3	The Moon	0.58 miles
4	Victoria Avenue	0.69 miles
5	Kimberley Road	0.7 miles



## Local Connections

Pin	Name	Distance
1	Tram Park & Ride	5.66 miles
2	Toton Lane Tram Stop	5.66 miles
3	Inham Road Tram Stop	6.12 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

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