

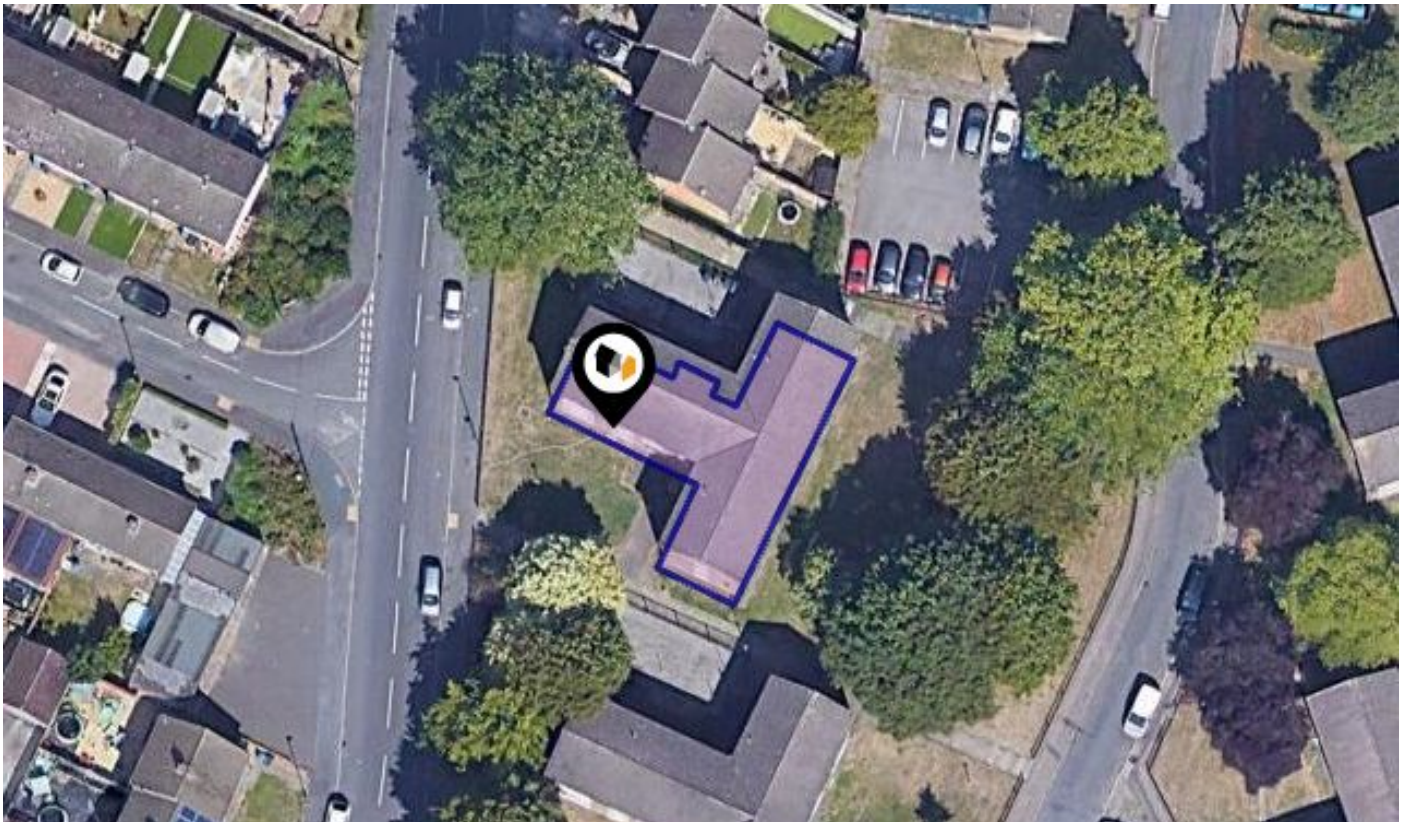


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd October 2024



WATERFORD DRIVE, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Spacious & Well-Maintained Ground-Floor Flat
- > Two Double-Bedrooms, Spacious Lounge
- > No Upward Chain, Ideal First Time Buy/Investment Opportunity
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Leasehold

Property Description

A spacious, ground-floor apartment ideal for the first time buyer or investment purchaser, offered for sale with no upward chain. The apartment benefits from two double-bedrooms, fitted kitchen, a good-sized living room and a viewing is highly recommended!

The accommodation benefits from of gas central heating, UPVC double glazing and briefly comprises of:- communal hallway, entrance into reception hall with ample storage space, good size lounge, dining kitchen, two double bedrooms and bathroom with a three piece suite. Outside, there are communal gardens. Waterford Drive is well situated for Chaddesden and its amenities including shops, schools and transport links together with excellent access for Derby City Centre and further road links. Early viewing is recommended.

Room Measurement & Details

Entrance Hallway:

Lounge / Diner: (12'7" x 14'11") 3.84 x 4.55
12'7" widening to 13'11"

Kitchen: (5'7" x 15'0") 1.70 x 4.57
5'7" widening 7'4"

Bedroom One: (12'7" x 9'11") 3.84 x 3.02

Bedroom Two: (12'7" x 9'11") 3.84 x 3.02

Bathroom: (12'7" x 9'11") 3.84 x 3.02

Lease:

The property is held on a lease of 125 years from 15th March 2004 with a ground rent of £10 per annum. The service charge of approximately £1200 per annum (Your legal representative should verify this).

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Lease Term:	125 years
Floor Area:	839 ft ² / 78 m ²	Term Remaining:	-
Plot Area:	0.06 acres		
Year Built :	1976-1982		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY373691		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	70 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

C

Valid until 17.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

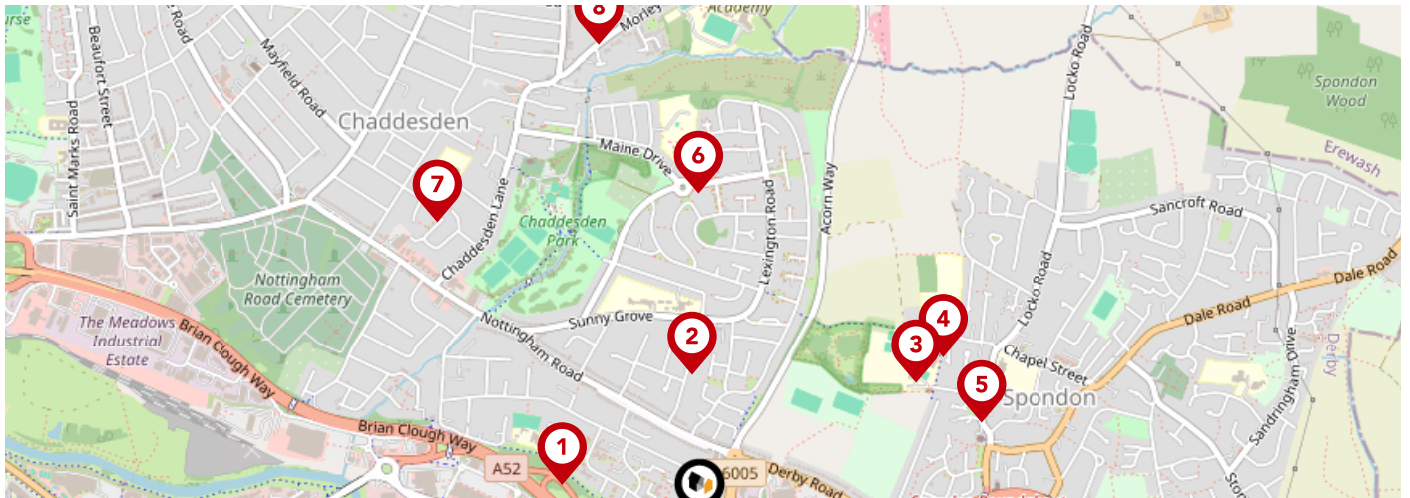
EPC - Additional Data



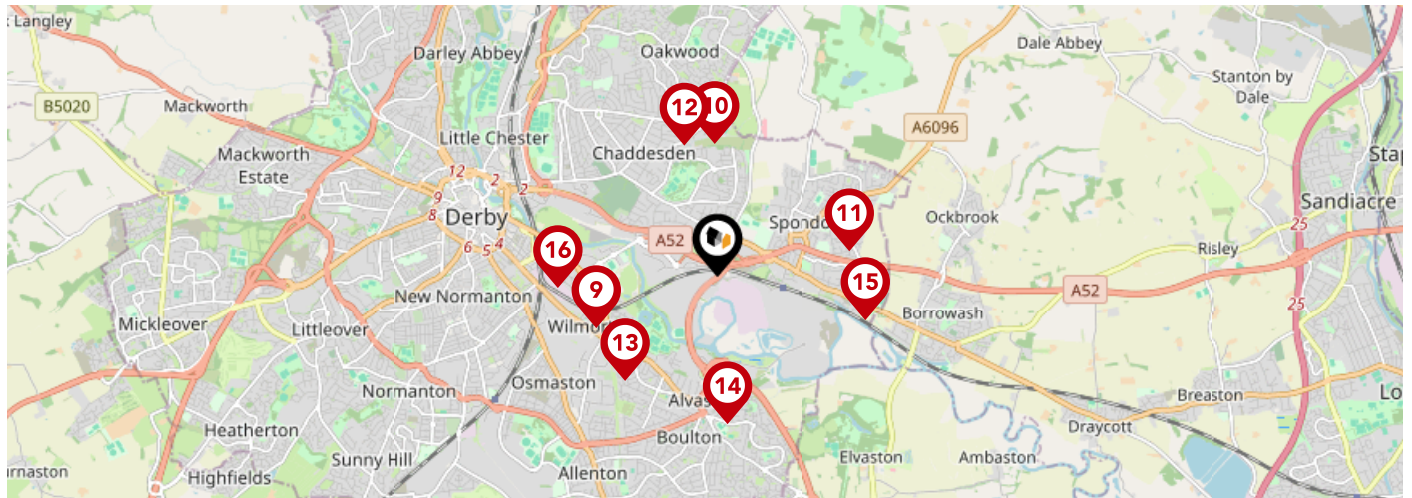
Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	78 m ²

Area Schools

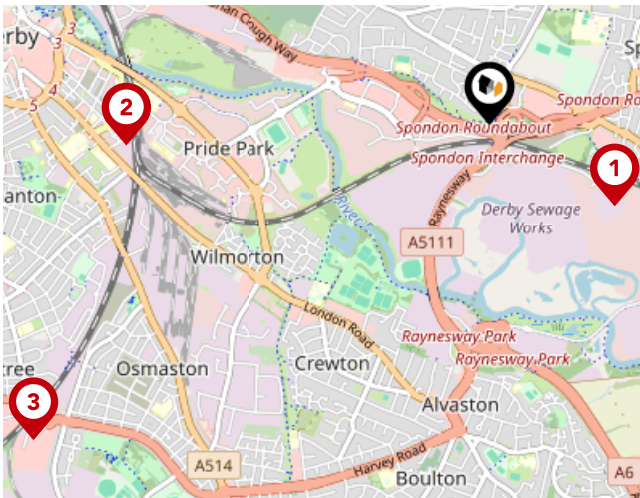


	Nursery	Primary	Secondary	College	Private
<p>1 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



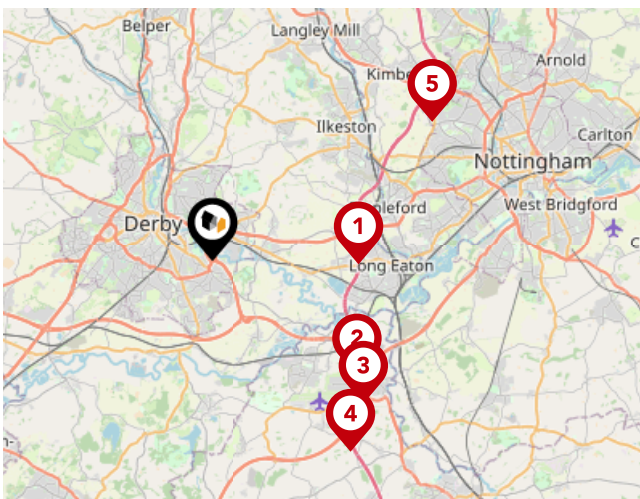
		Nursery	Primary	Secondary	College	Private
	Derby Pride Academy Ofsted Rating: Outstanding Pupils: 1 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Primary Academy Ofsted Rating: Requires improvement Pupils: 638 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby College Ofsted Rating: Good Pupils:0 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.67 miles
2	Derby Rail Station	1.63 miles
3	Peartree Rail Station	2.48 miles



Trunk Roads/Motorways

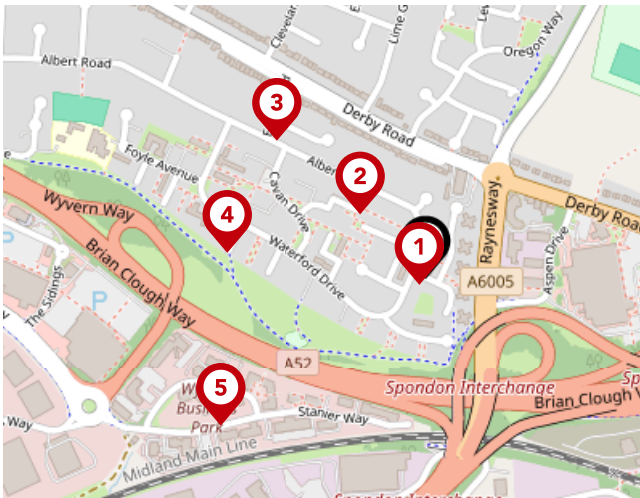
Pin	Name	Distance
1	M1 J25	5.21 miles
2	M1 J24A	6.61 miles
3	M1 J24	7.42 miles
4	M1 J23A	8.47 miles
5	M1 J26	9.29 miles



Airports/Helipads

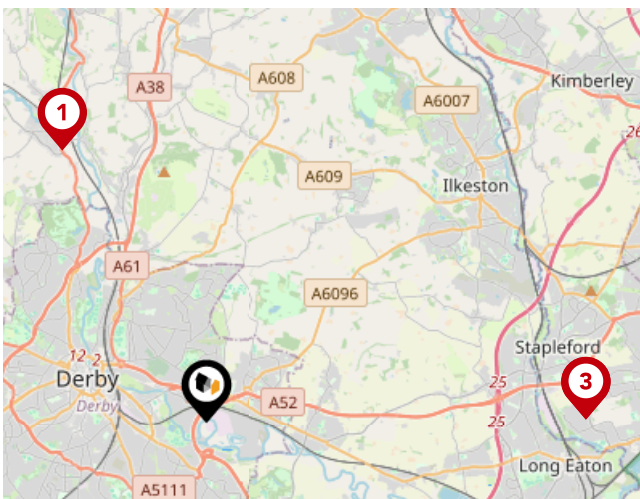
Pin	Name	Distance
1	East Mids Airport	7.45 miles
2	Baginton	38.08 miles
3	Birmingham Airport	34.6 miles
4	Finningley	42.57 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meath Avenue	0.01 miles
2	Albert Road	0.1 miles
3	Eden Road	0.23 miles
4	Donegal Walk	0.22 miles
5	Stephensons Way	0.28 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.53 miles
2	Tram Park & Ride	6.76 miles
3	Toton Lane Tram Stop	6.76 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.



/Hannells



/hannells



/hannellsestateagents



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

