

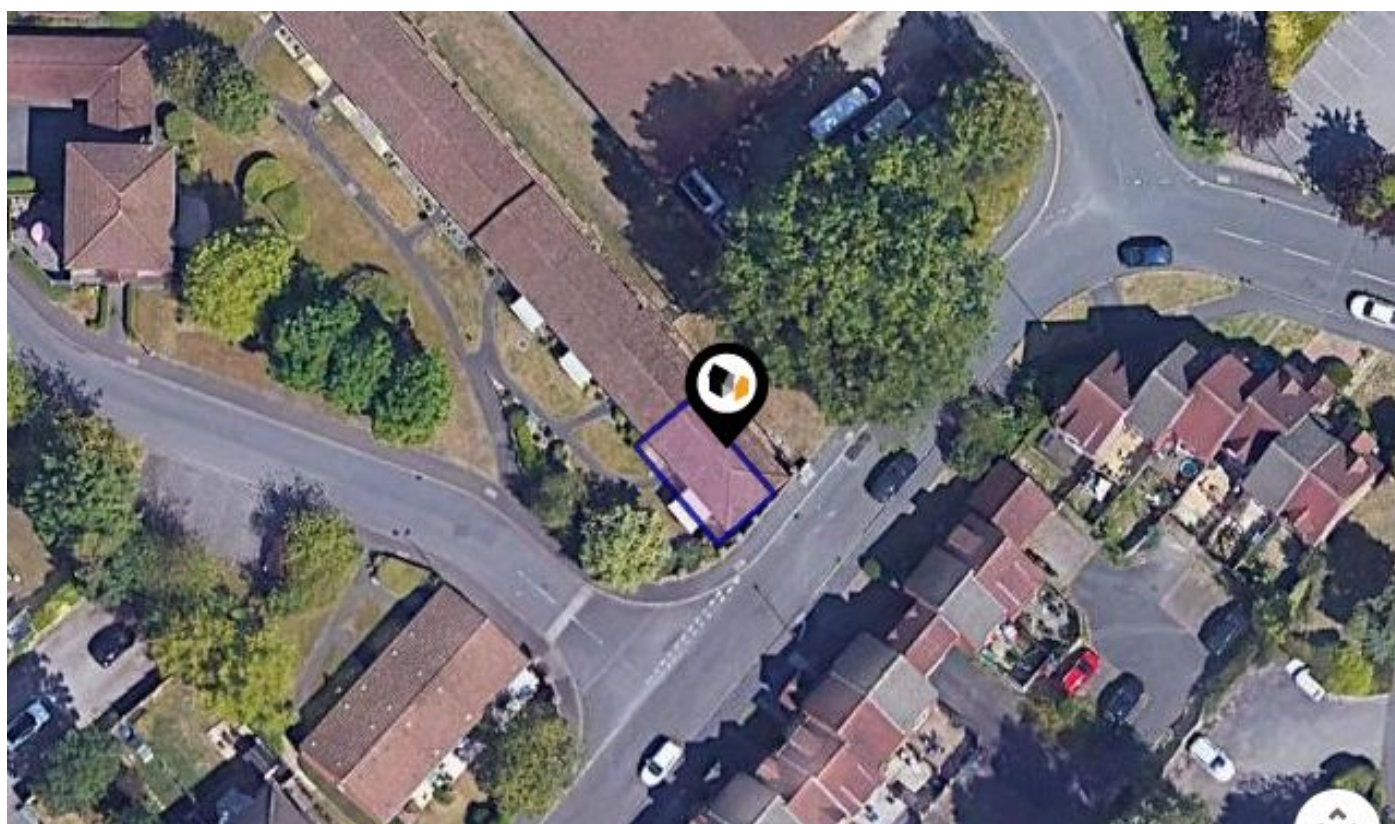


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



MEADOWLARK GROVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious Two-Bedroom Bungalow
- > Over 60's Retirement Development
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Leasehold, No Upward Chain

A two-bedroom bungalow occupying a sought-after location close to local amenities and available for sale with no upward chain. The property is set within a popular, well-maintained over 60's retirement complex and a viewing is recommended! The property benefits from electric storage heating, 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 shower room. Outside, there is a mature garden area to the front elevation with small patio area and communal gardens surrounding the property and resident and visitors parking.

Reception Hallway: (13'3" x 4'10") 4.04 x 1.47

Lounge/Dining Room: (14'5" x 10'10") 4.39 x 3.30

Kitchen: (16'0" x 7'5") 4.88 x 2.26

Bedroom One: (12'5" x 9'9") 3.78 x 2.97

Bedroom Two: (9'9" x 7'9") 2.97 x 2.36

Shower Room: (7'2" x 4'11") 2.18 x 1.50

Outside: There is a garden area to the front elevation with a small paved area. There are communal gardens beyond the property.

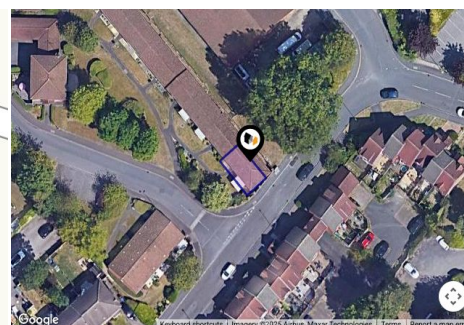
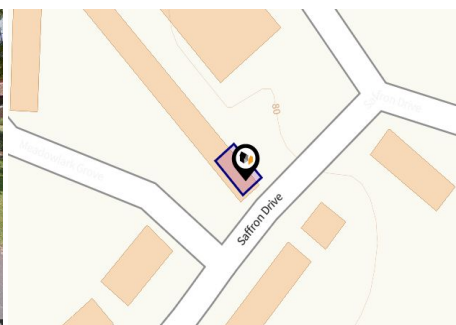
Leasehold Details:

The property is held on a lease of 125 years from 12th May 1994 at a peppercorn rent. The service charge of approximately £2160.00 per annum and covers such items as maintenance of the communal gardens and grounds, lighting of common ways, external repairs, etc. (Your legal representative should verify the above information)

Buyer Information::

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

Property Overview



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	11/05/1994
Floor Area:	613 ft ² / 57 m ²	End Date:	12/05/2119
Plot Area:	0.02 acres	Lease Term:	125 years from 12 May 1994
Year Built :	1991-1995	Term Remaining:	94 years
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY253344		

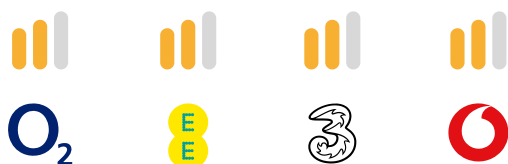
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1	69	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

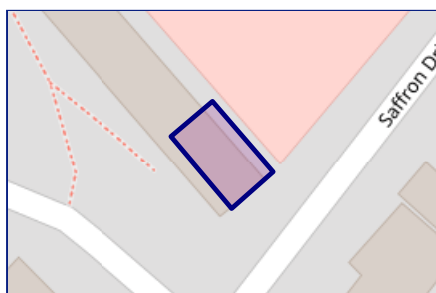


Freehold Title Plan



DY191211

Leasehold Title Plan



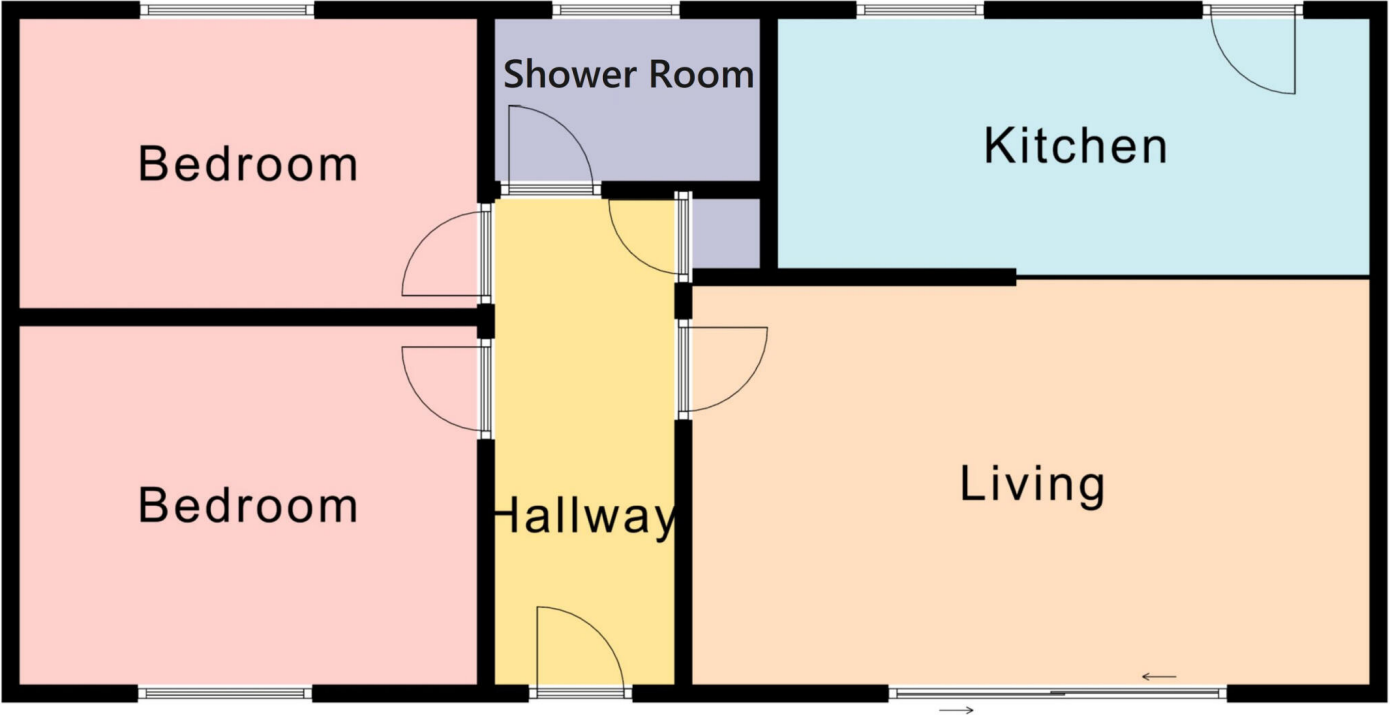
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MEADOWLARK GROVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Meadowlark Grove, Oakwood, DE21

Energy rating

D

Valid until 12.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 14% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 m ²



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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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