

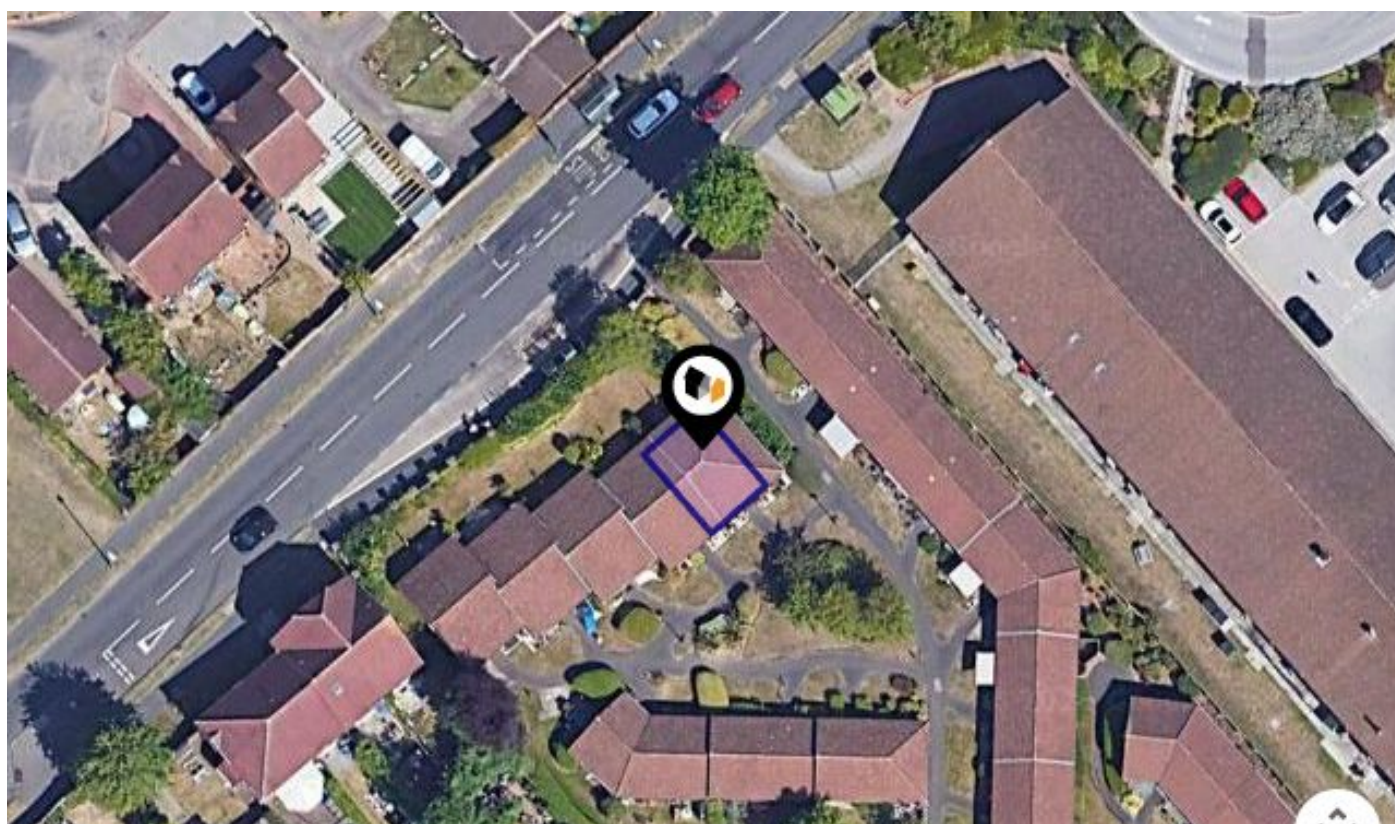


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th August 2025



MEADOWLARK GROVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Well Presented, Modernised And Improved Bungalow
- > Over 60's Retirement Development
- > No Upward Chain, Viewing Highly Recommended
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A modernised and improved two double-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 popular, well-maintained over 60's retirement complex and viewing is recommended! The property benefits from electric storage heating, UPVC double glazing and briefly comprises:- entrance lobby, lounge/diner, refitted kitchen, inner lobby, two double bedrooms and modern shower room. Outside, there are mature gardens to the front elevation and rear elevations with small patio area to the rears together with surrounding communal gardens together with 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 Lobby:

Kitchen: (6'0" x 10'7") 1.83 x 3.23

Living Room: (12'4" x 14'5") 3.76 x 4.39

Inner Lobby:

Bedroom One: (11'4" x 9'9") 3.45 x 2.97

Bedroom Two: (7'1" x 13'0") 2.16 x 3.96

Shower Room: (5'3" x 6'10") 1.60 x 2.08

Outside:

There are gardens to both front rear elevations.

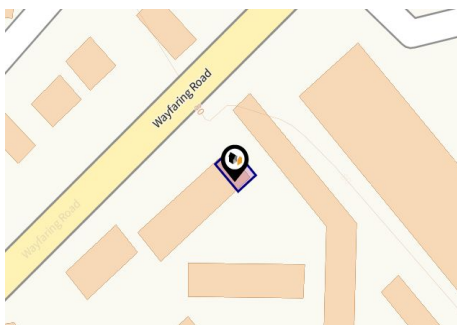
Leasehold Information:

The property is held on a lease of 125 years from 22nd July 2005. 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 £241.02 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)

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (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
Bedrooms:	2
Floor Area:	527 ft ² / 49 m ²
Plot Area:	0.01 acres
Year Built :	2005
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY390738

Tenure:	Leasehold
Start Date:	21/07/2005
End Date:	22/07/2130
Lease Term:	125 years from 22 July 2005
Term Remaining:	104 years

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	80	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



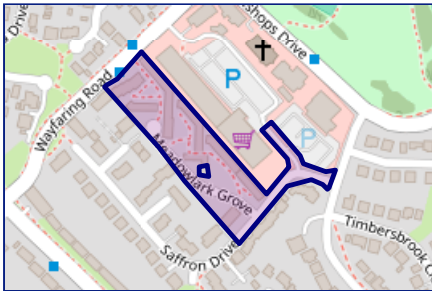
Satellite/Fibre TV Availability:



Property Multiple Title Plans

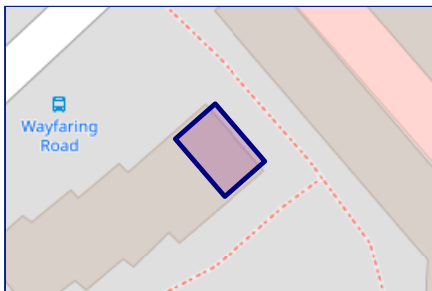


Freehold Title Plan



DY191211

Leasehold Title Plan



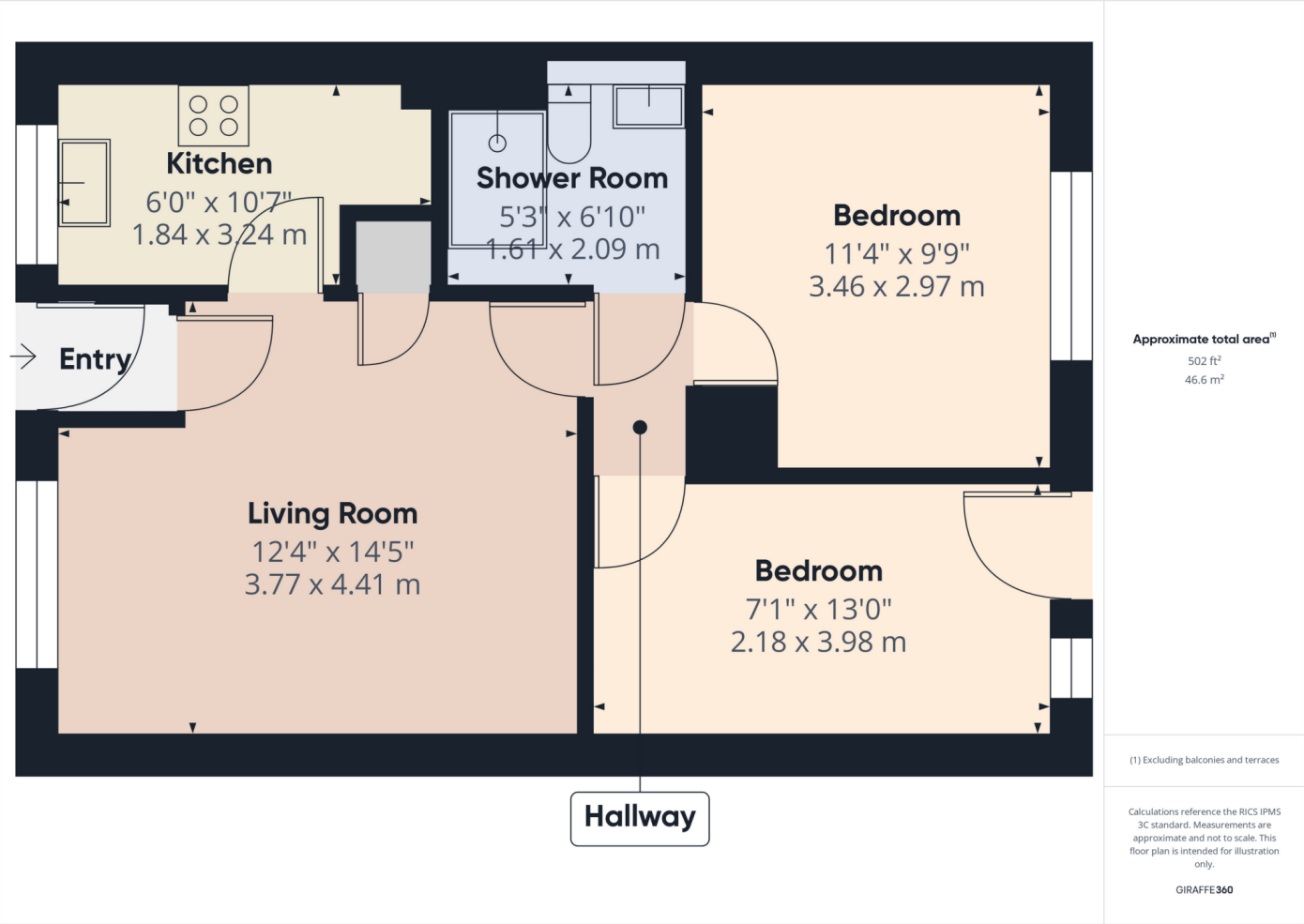
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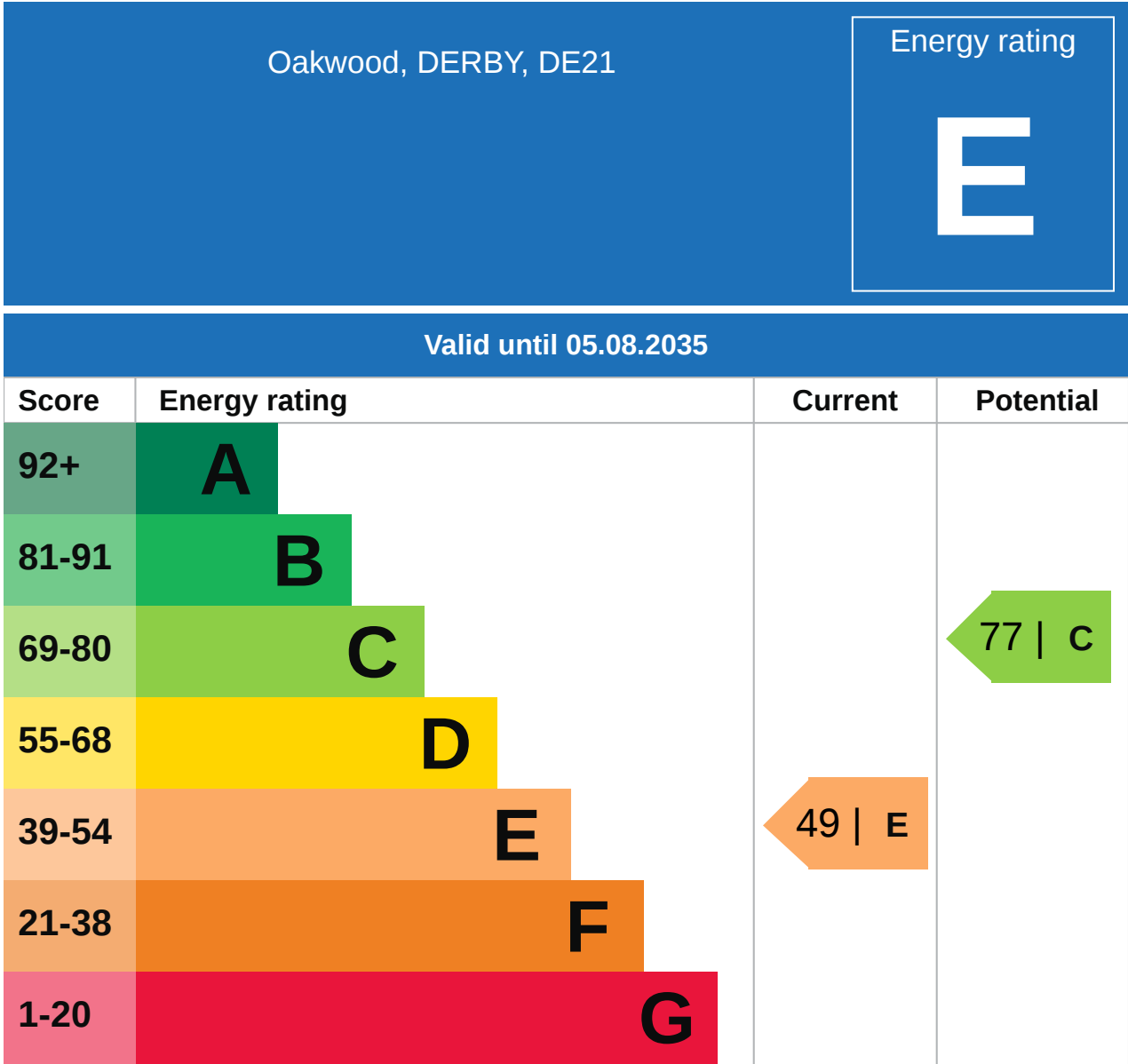




MEADOWLARK GROVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Room heaters, electric
Main Heating Energy:	Poor
Main Heating Controls:	Programmer and appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	49 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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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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