

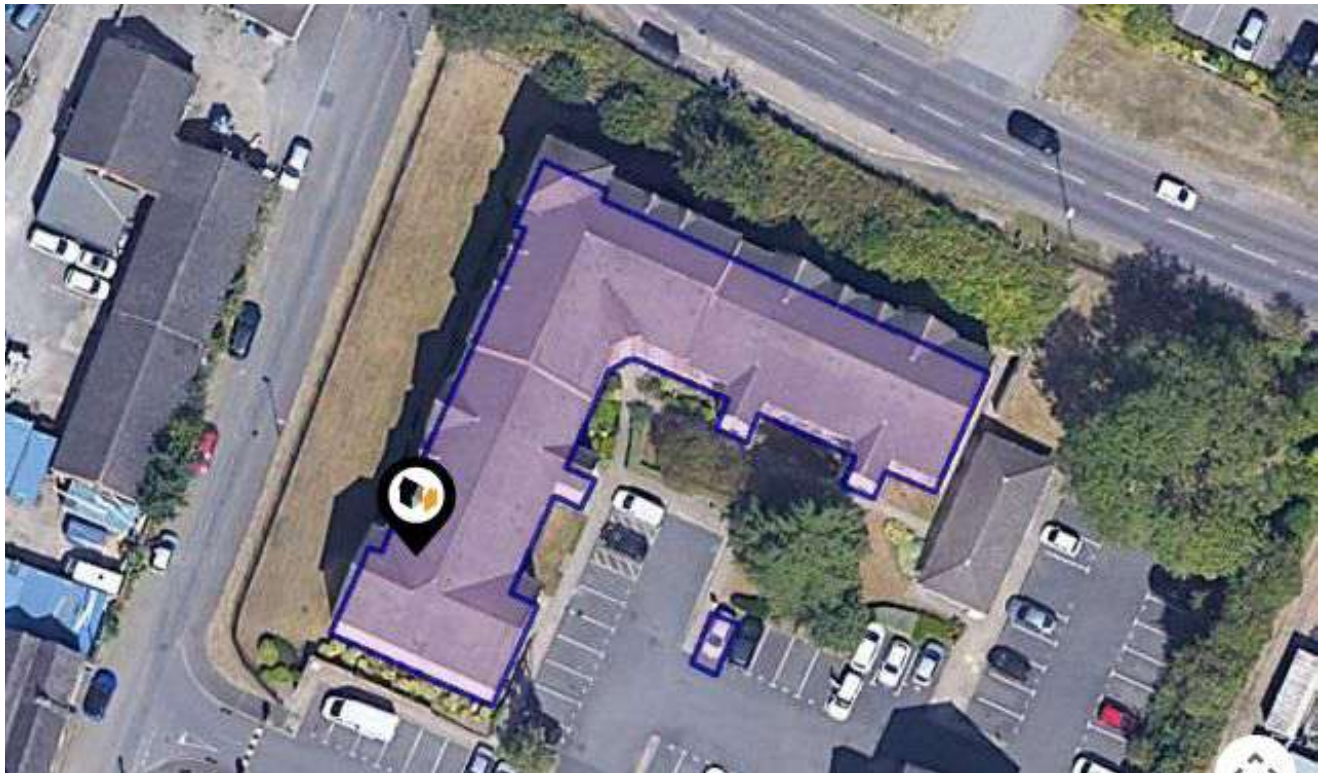


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th October 2025



PECKERDALE GARDENS, SPENDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Ground Floor Apartment
- > Two Bedrooms, No Upward Chain
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Leasehold
- > Perfect for First Time Buyers Or Investors

Property Description

A superb opportunity to acquire a well-appointed, ground-floor two-bedroom apartment in the sought-after Peckerdale Gardens, Spondon. Presented in good condition throughout and offered with no upward chain, this property provides comfortable and stylish living in a convenient location — ideal for first-time buyers, professionals, or investors. The property comprises; A welcoming entrance hallway with generous storage space, a spacious open-plan lounge/kitchen/diner, a modern family bathroom with a bath and overhead shower, and two well-proportioned bedrooms, including a master bedroom with en-suite shower room. Outside is an allocated parking space. Peckerdale Gardens is conveniently located close to local amenities, shops and schools as well as having excellent road links with the A38 and A52 road networks, leading to the M1 motorway and East Midlands Airport. The property is also close to local walks leading along the side of the river Derwent towards Elvaston Castle Country Park.

Room Measurement & Details

Entrance Hallway: (14'5" x 3'2") 4.39 x 0.97

Open Plan Living/Dining/Kitchen: (20'0" x 14'6") 6.09 x 4.41

Bathroom: (7'0" x 6'0") 2.14 x 1.83

Bedroom One: (15'1" x 9'8") 4.60 x 2.95

En-Suite Shower Room: (4'9" x 5'2") 1.46 x 1.57

Bedroom Two: (10'9" x 8'10") 3.28 x 2.70

Outside:

The accommodation has the benefit of an allocated parking space.

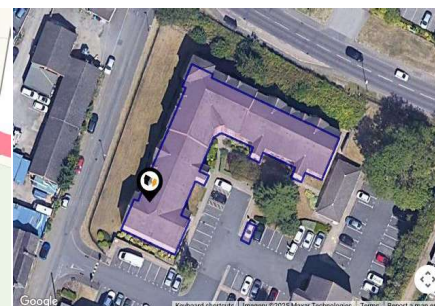
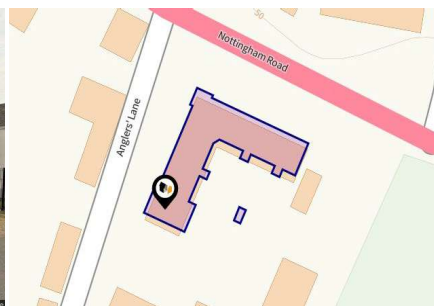
Leasehold Information:

We understand that the property is held on a 155 year lease 1st January 2005 with 134 years remaining Annual Ground Rent & Service Charge: £1200.00 and £426.00 (All details to be verified by your legal advisor)

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:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	19/10/2006
Floor Area:	452 ft ² / 42 m ²	End Date:	01/01/2160
Plot Area:	0.23 acres	Lease Term:	155 years from 1 January 2005
Year Built :	2006	Term Remaining:	134 years
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY409503		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Multiple Freehold Title Plans Detected



DY441264

Multiple Freehold Title Plans Detected



DY441264

Leasehold Title Plan



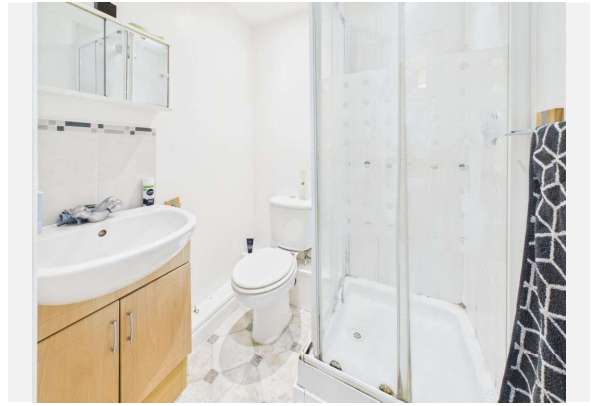
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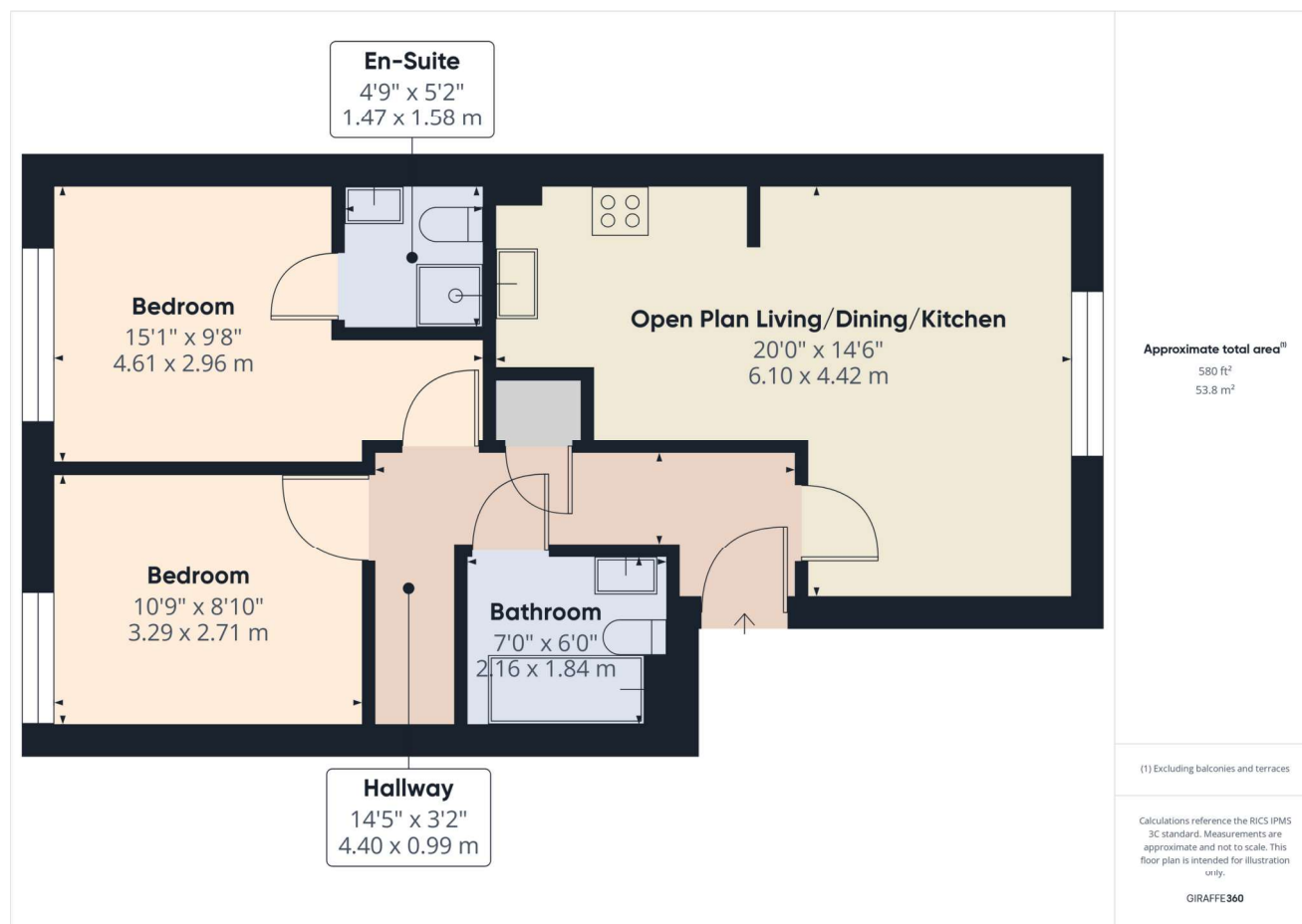
Gallery Photos



Gallery Photos



PECKERDALE GARDENS, SPONDON, DERBY, DE21



Property EPC - Certificate



PECKERDALE GARDENS, DERBY, DE21

Energy rating

C

Valid until 23.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Not sale or rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
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, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	42 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.

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Testimonials



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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