



Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

These documents are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability for their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Description under Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify the accuracy of any statements or information in these particulars. The Agents are not responsible for any statements or information in these particulars made by any other person, including any Surveyor. References to the 'Vendor' are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



Pintle Place, Spondon, DE21 7UJ Leasehold

- Particularly Well-Appointed And Presented Ground Floor Apartment
- Allocated Parking Space, Ideal First Time Buy
- EPC Rating B, Standard Construction
- Council Tax Band A, Leasehold





A Moving Experience...

Full Description:

Brought to the market with no upward chain is this fantastic ground floor apartment offering one double bedroom. Situated on a modern development and located in between the highly popular villages of Spondon and Borrowash, the property would ideally suit a first time buyer or investor and benefits from uPVC triple glazing, gas central heating, one allocated parking space and secure building entry.

In brief the accommodation comprises; Entrance hallway with a sizable storage cupboard, an open plan lounge/kitchen diner, master bedroom having fitted wardrobes and a bathroom having a four piece suite.

To the outside is a communal car park with one allocated parking space, bin store and secure building entry.

Pintle Place 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. Nearby the property there is also close to local walks leading along the side of the river Derwent towards Elvaston Castle Country Park.

Room Measurements & Details:

Entrance Hallway: (3'3" x 14'0") 0.99 x 4.27

Storage Cupboard: (3'8" x 3'9") 1.12 x 1.14

Open Plan Lounge/Kitchen/Diner: (10'5" x 23'6") 3.17 x 7.16

Bedroom: (10'5" x 14'10") 3.17 x 4.52

Bathroom: With four piece suite.

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.

