

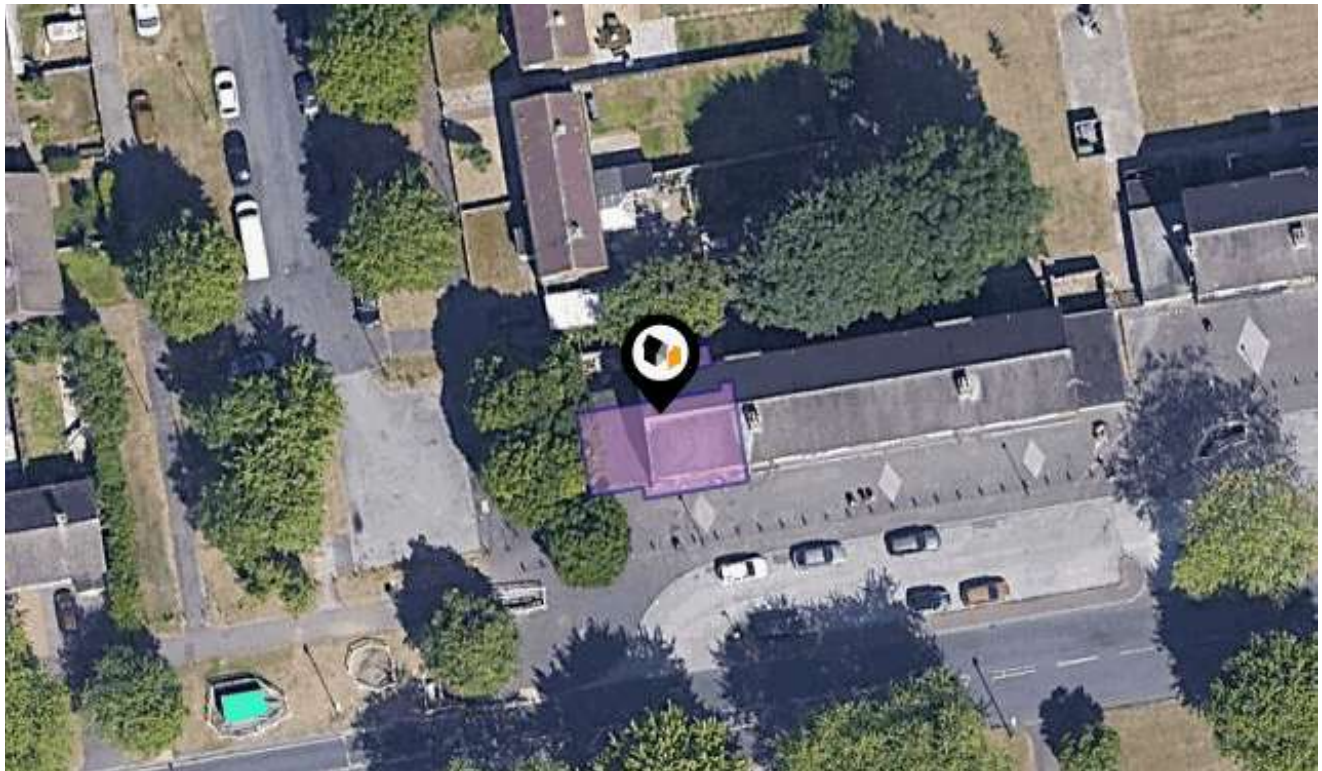


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th December 2025



ROOSEVELT AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Two Bedroomed Second Floor Flat
- > No Upward Chain, Ideal Investment/First Time Buy
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Spacious Lounge, Kitchen

Property Description

Offered for sale with no upward chain this second floor flat offers the investment purchaser or first time buyer an ideal opportunity to acquire spacious accommodation, at an affordable price, in a convenient location. The property would benefit from some modernisation/updating. The accommodation is supplemented by electric heating and double glazing and in brief comprises: hallway accessed via secure communal areas, lounge, kitchen, two good size bedrooms and bathroom with a three piece suite. Located in a popular residential area conveniently situated for Chaddesden Park and Cherry Tree schools, Chaddesden Park and road links including the A52, A38, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall: (16'7" x 3'4") 5.05 x 1.02

Lounge: (15'10" x 11'9") 4.83 x 3.58

Kitchen: (6'10" x 9'11") 2.08 x 3.02

Bedroom One: (13'1" x 11'9") 3.99 x 3.58

Bedroom Two: (8'3" x 13'6") 2.51 x 4.11

Bathroom: (6'11" x 5'10") 2.11 x 1.78

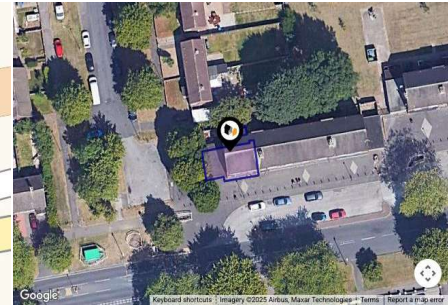
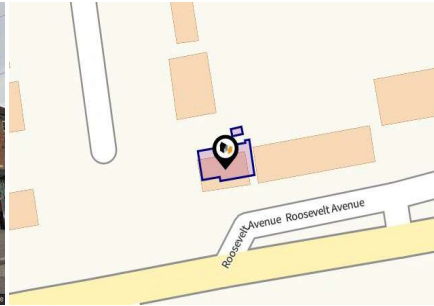
Leasehold Information:

Leasehold - Derby City Council 125 Year Lease - Starting 24th January 2005 104 Years remaining ends 24th January 2130 Service Charge: £80-£100 Maximum Per Calendar Month Ground Rent: £10 Per Annum

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
Bedrooms:	2
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.03 acres
Year Built :	1967-1975
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY384544

Tenure:	Leasehold
Start Date:	23/01/2005
End Date:	24/01/2130
Lease Term:	125 years from 24 January 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)

6	64	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

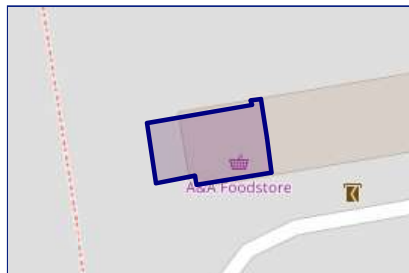


Freehold Title Plan



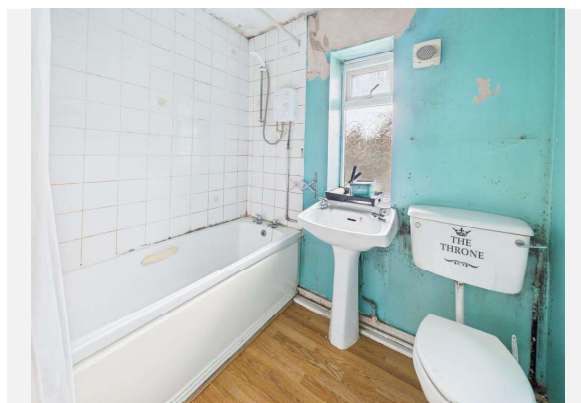
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Leasehold Title Plan

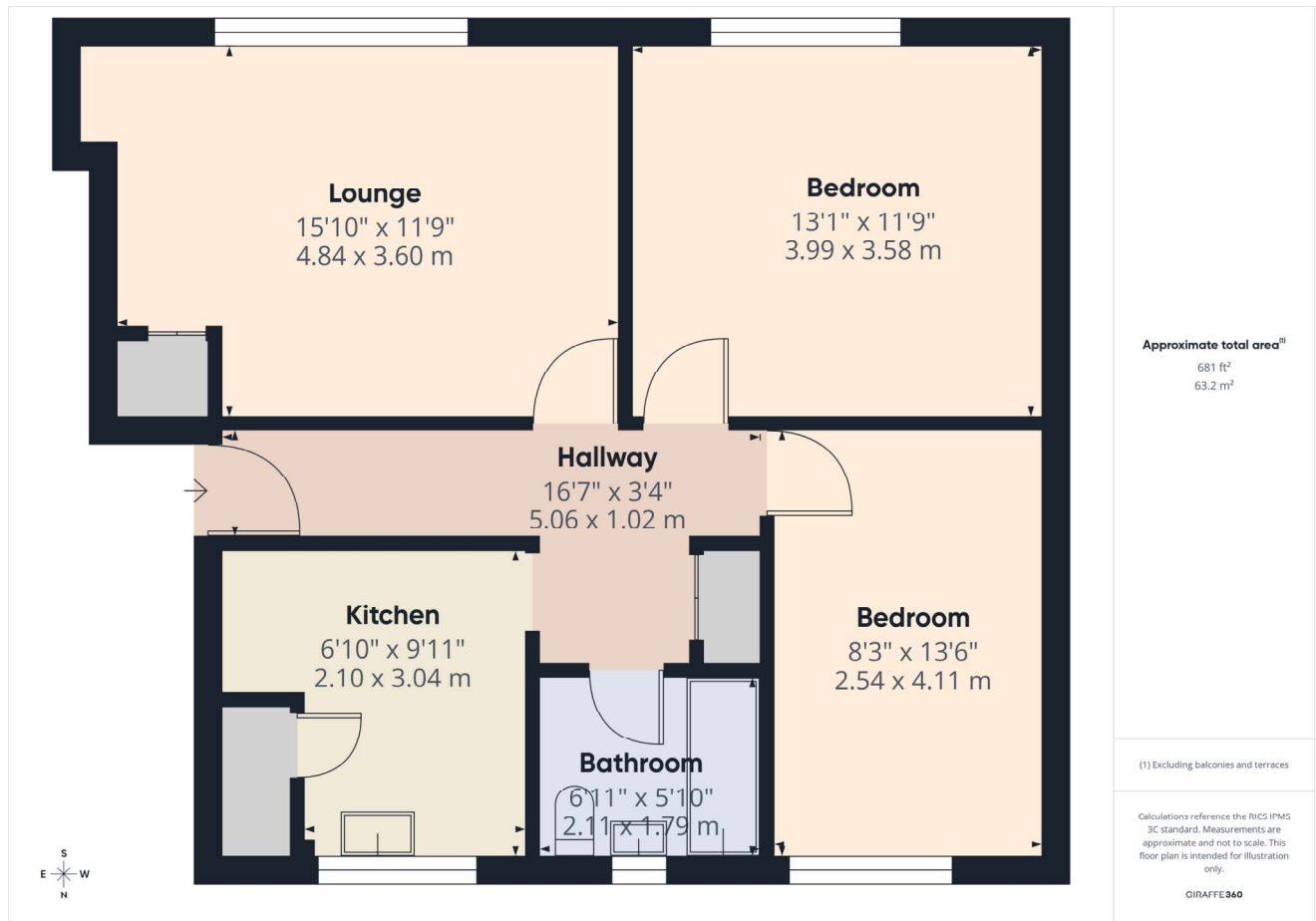


DY384544

Start Date: 23/01/2005
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ROOSEVELT AVENUE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

D

Valid until 14.12.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Top-floor flat
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	(another dwelling below)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	65 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

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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

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