



**55 Maple Drive, Chellaston  
Derby, DE73 6RD**

Spacious gas centrally heated and UPVC double glazed one bedroom first floor apartment which has its own front door at street level with an entrance porch and staircase leading up to the accommodation. The property has a good size double bedroom with a recessed wardrobe over the stair well, a nice size lounge with dining space, a fitted kitchen and a bathroom with a shower over the bath. To the rear is an attractive green, a dedicated area for hanging washing out and off road parking. The property is leasehold and has 94 years remaining on the lease. The management company is Derby Homes who's management fees have been between £250 and £350 per year, which is very reasonable indeed and also include building insurance. In addition there is a ground rent to pay off £10 per year.



**£99,950**

### Entrance Porch

Laminated and double glazed front door leading to the property with a store cupboard as you walk in and a staircase leading up to the accommodation.

### Sitting Room 11' 7" x 14' 10" (3.53m x 4.52m)

UPVC double glazed window to the rear, a central heating radiator, TV point and space for a small dining table.

### Kitchen 11' 2" x 6' 7" (3.40m x 2.01m)

Fitted kitchen including base and eye level units, laminate worksurfaces, plumbing for a washing machine, a fitted under counter electric oven, four ring electric halogen hob with a stainless steel extractor hood over, a stainless steel sink drainer with mixer tap, vinyl floor covering, a central heating radiator and a UPVC double glazed window overlooking the green to the rear.

### Bedroom 1 9' 11" x 11' 10" (3.02m x 3.60m)

UPVC double glazed window to the front, a central heating radiator and a recessed wardrobe over the stairwell.

### Bathroom 10' 0" x 5' 0" (3.05m x 1.52m)

UPVC double glazed window to the front, a central heating radiator, panel bath with an electric shower over, a pedestal wash basin, WC and a vinyl floor covering.

### Rear hall

Access to the kitchen, access to the bathroom and with a cupboard containing a Worcester gas combination boiler.

### Leasehold

94 years remaining on lease from Derby Homes. The maintenance charges which includes buildings insurance and the up keep of the communal gardens has ranged between £250 - £350 per year. Ground rent is £10 per year.



### Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

# Energy performance certificate (EPC)

55 Maple Drive  
Chellaston  
DERBY  
DE73 6RD

Energy rating

C

Valid until: 21 July 2032

Certificate  
number: 2130-8233-5020-0003-2325

## Property type

Top-floor flat

## Total floor area

45 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)