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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st September 2026



MEADOWLARK GROVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two-Bedroom Terraced Bungalow
- > Over 60's Retirement Development
- > No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Leasehold

Property Description

A well-presented, two-bedroom bungalow set within a sought-after over 60's retirement complex and available for sale with no upward chain. The property is situated close to local amenities including doctors, dentist, opticians, chemist, post office, a supermarket and also has good road and bus links with Derby City Centre. Viewing is highly recommended. The entrance hall leads to a bright living area with space for seating and sliding patio doors overlooking the surrounding greenery. The adjoining dining area and kitchen provide a sociable open-plan space, with the kitchen offering a range of wall and base units, work surfaces, tiled splashbacks and space for appliances. Bedroom one is a comfortable double with fitted wardrobes and over the communal grounds, while bedroom two is a versatile single room, suitable as a study, hobby room or occasional guest room. A shower room with shower enclosure, wash basin, WC and built-in storage completes the accommodation. Outside, the bungalow is approached by a pathway through established communal lawned grounds. There is a small planted frontage adjoining the property, while the surrounding development includes mature trees, shrubs and pedestrian walkways. Meadowlark Grove is situated in Oakwood, a well-established residential area offering access to local shops and everyday amenities.

Room Measurement & Details

Hallway: (13'2" x 4'9") 4.01 x 1.45

Open Plan Living/Dining/Kitchen: (18'8" x 18'6") 5.69 x 5.64

Bedroom One: (10'5" x 9'6") 3.18 x 2.90

Bedroom Two: (9'5" x 5'9") 2.87 x 1.75

Shower Room: (5'0" x 4'10") 1.52 x 1.47

Leasehold Information:

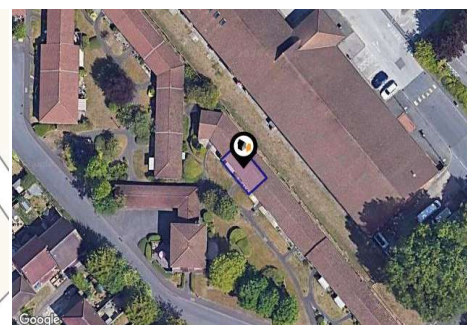
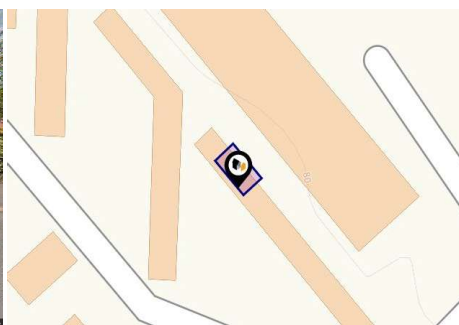
The property is held on a lease of 125 years from 25 January 2002. Parties : This exclusive over 60's complex is part of the Longhurst Group management company the services include;- A site warden Mon-Friday, alarmed safety cords to a central station, residents lounge including coffee mornings and social gatherings between residents and laundry room. The service charge of £264.00 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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

Property Overview

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Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	0.02 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY344702		

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)

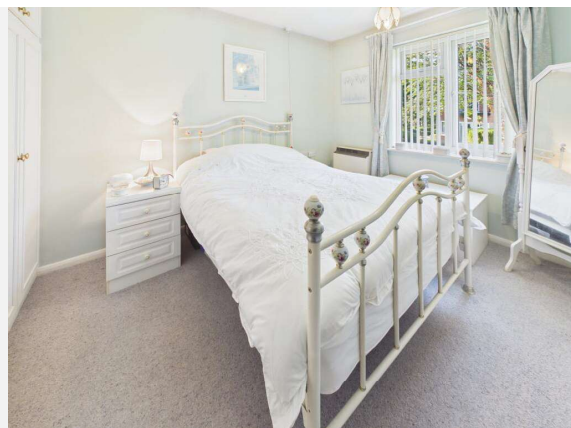
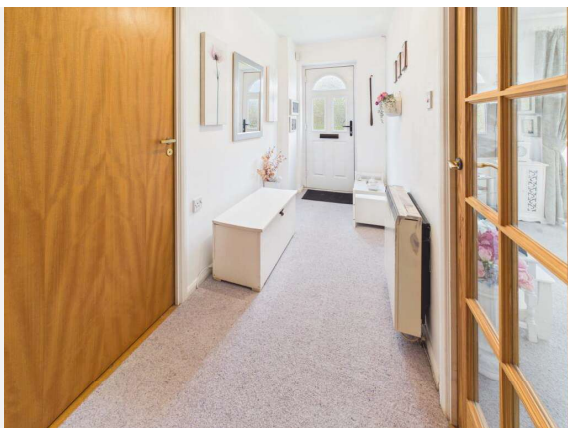
1	80	1800
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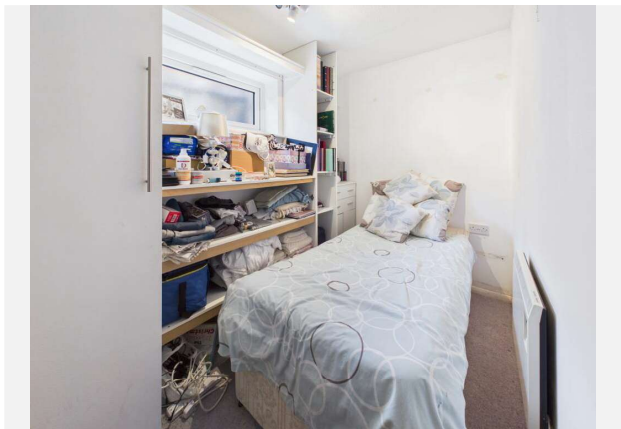
Mobile Coverage: (based on calls indoors)



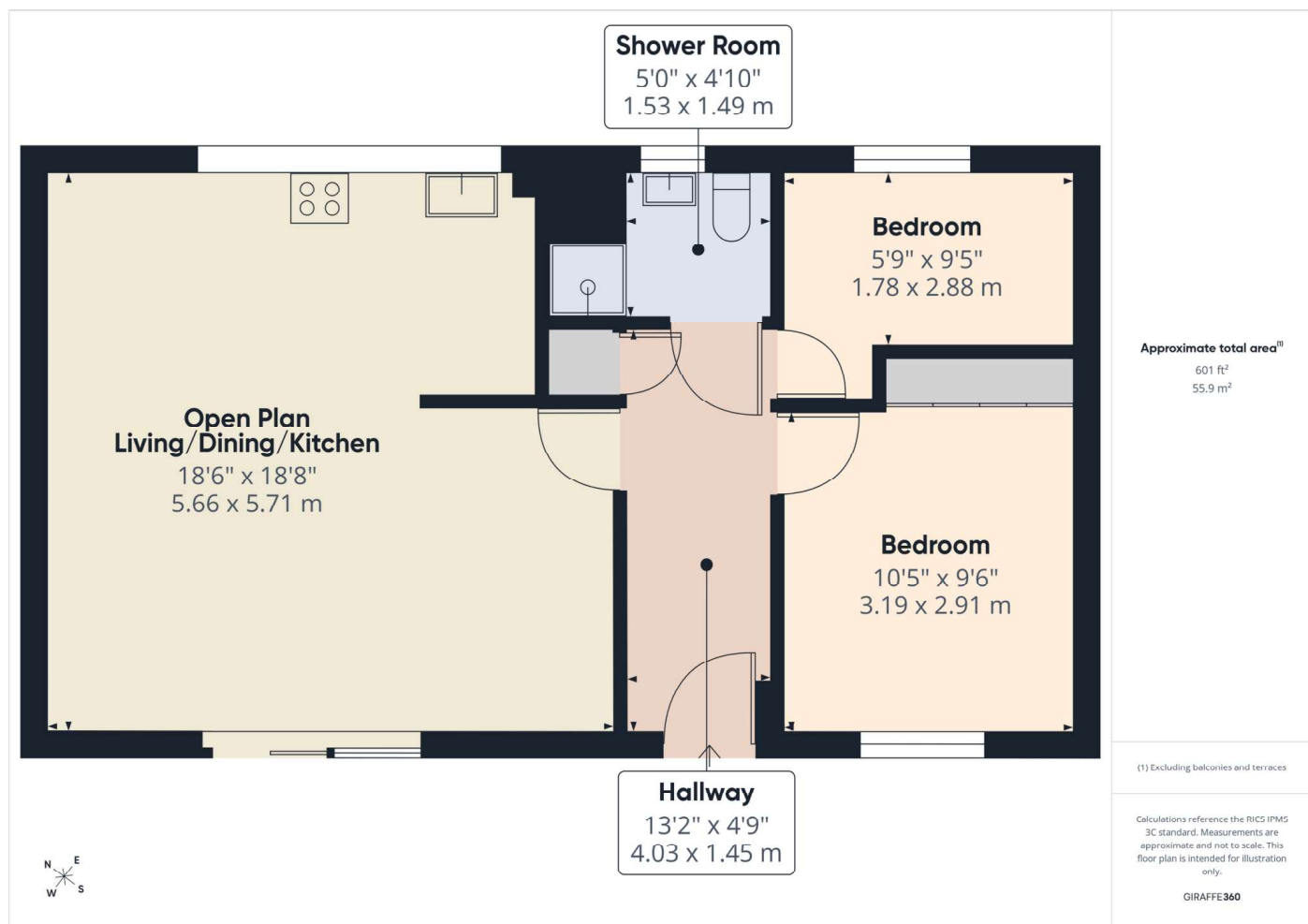
Satellite/Fibre TV Availability:



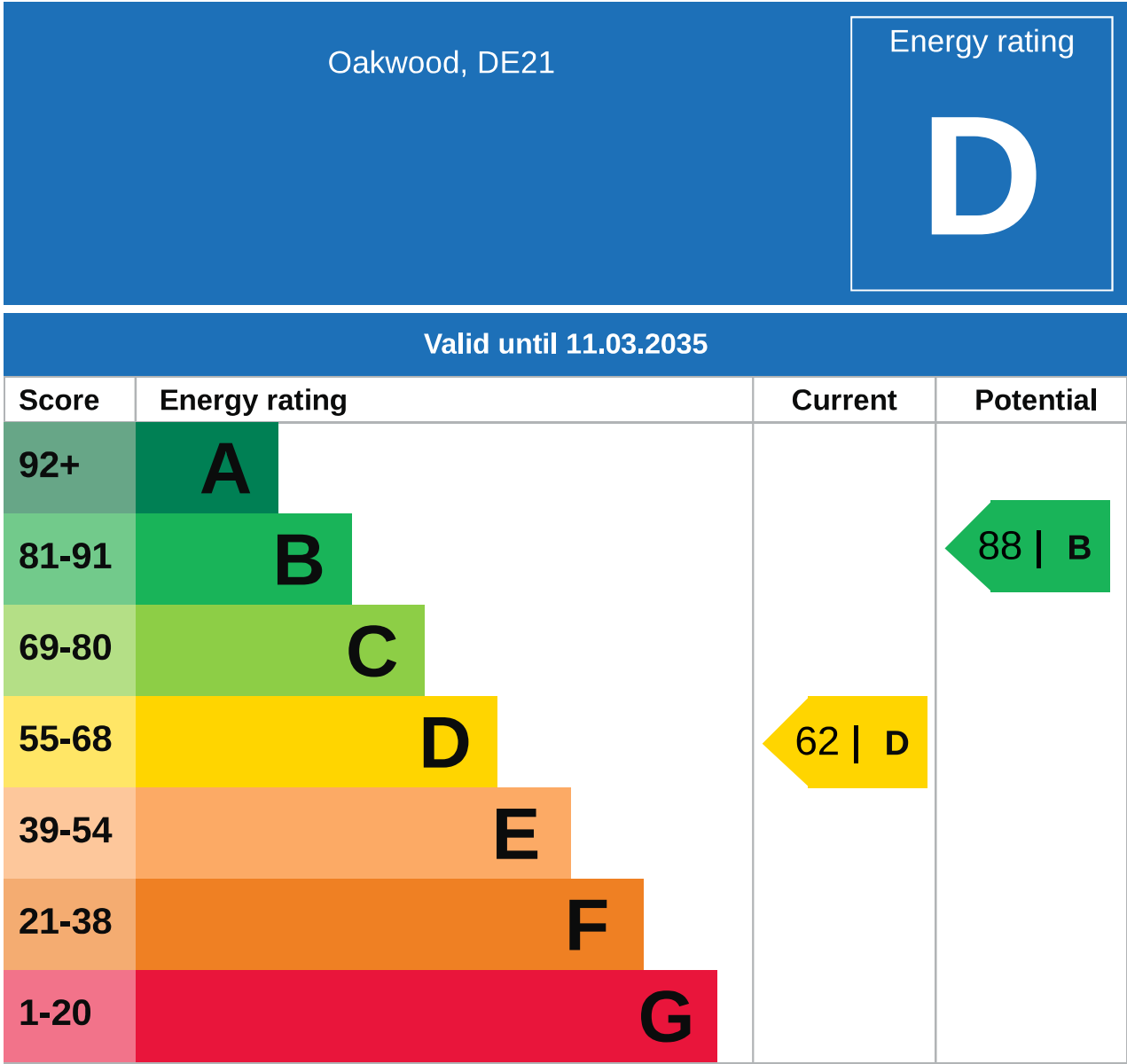




MEADOWLARK GROVE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	64 m ²



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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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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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