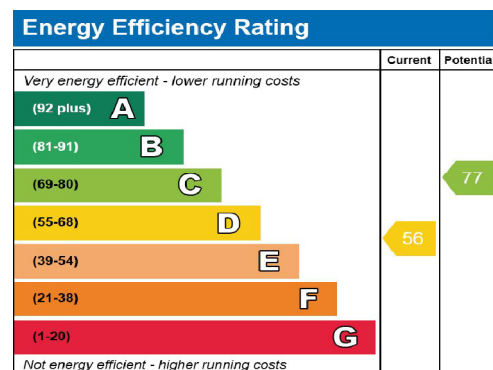




View This Property!

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

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

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.

Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

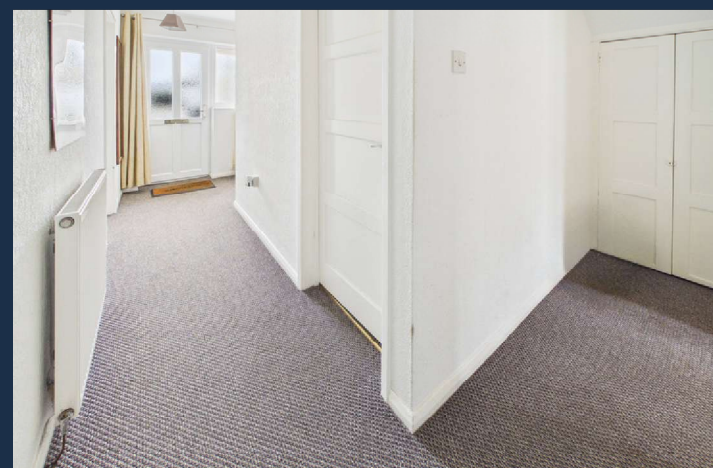
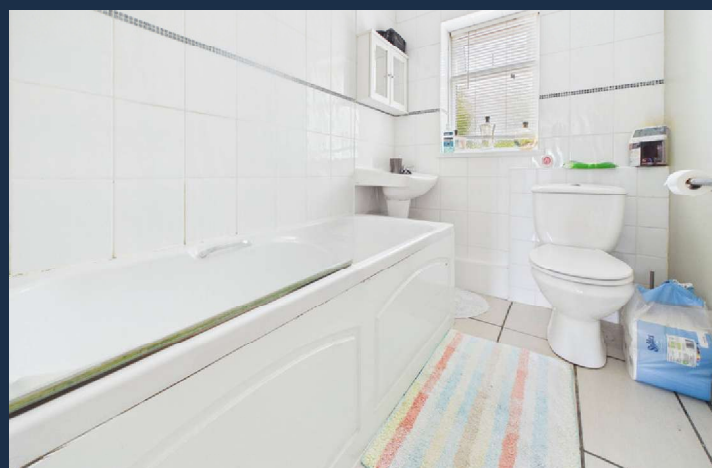
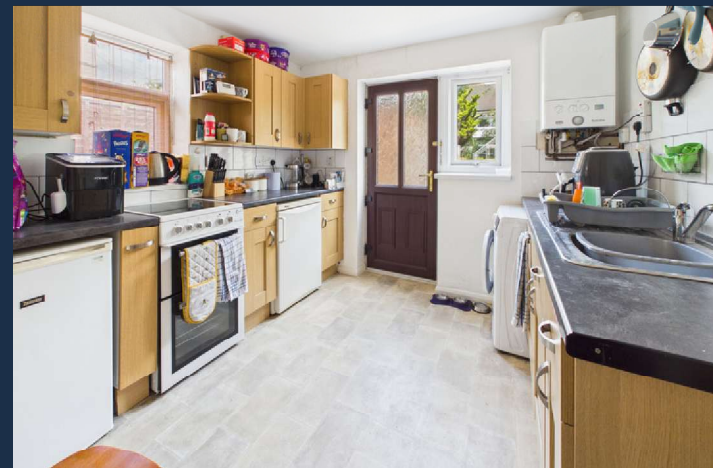
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should 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 Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property 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.

Lexington Road, Chaddesden, DE21 6UX | Leasehold

A deceptively spacious ground-floor flat, ideal for first-time buyers, offering well-proportioned accommodation with two generous double bedrooms. Conveniently situated close to a range of local amenities, the property combines comfort with practicality. Further benefits include gardens to both the front and rear.

- Deceptively Spacious Ground Floor Flat
- Ideal First Time Home, Two Double Bedrooms
- Gardens To Front And Rear Elevations
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold





Leasehold

A Moving Experience...



Full Description:

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- Entrance hallway, lounge, kitchen, two double bedrooms and bathroom with white three piece suite. Outside are gardens to both the front and rear elevations.

Lexington Road is well situated for Chaddesden and its amenities including shops, further schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway and A38 respectively.

Room Measurements & Details:

Entrance Hall: (16'1" x 3'5") 4.90 x 1.04

Living Room: (12'10" x 11'10") 3.91 x 3.61

Kitchen: (9'5" x 9'3") 2.87 x 2.82

Bedroom One: (12'10" x 11'3") 3.91 x 3.43

Bedroom Two: (12'5" x 11'10") 3.78 x 3.61

Bathroom: (7'5" x 5'4") 2.26 x 1.63

Outside:

There are gardens to both front and rear elevations.

Leasehold Information:

Term : 125 years from 2 April 1990

Annual Ground Rent : £10
Annual Service Charge: £68.39
(Your legal representative should verify this)

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.