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## New Orchard Place

Mickleover, Derby, DE3 9GY

**Price £135,000**



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## GENERAL INFORMATION

### THE PROPERTY

A ground floor two bedroom apartment enjoying a convenient location within easy reach of local amenities.

The accommodation briefly comprises an entrance hall, open plan living/dining room with fitted kitchen, two double bedrooms both with built in wardrobes, the principal bedroom having a luxury ensuite. Further bathroom with full suite and shower attachment. Allocated car parking.

### LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately four miles from the Derby City centre providing a first class range of local amenities including supermarkets and a general range of shops. There are excellent schools at primary and secondary levels and are easily accessible from the property.

### ACCOMMODATION

#### ENTRANCE HALL

Having ceramic flooring, electric panel heater, new UPVC double glazed window to the front aspect and a built in airing cupboard housing the hot water cylinder.

#### OPEN PLAN LIVING/DINING KITCHEN

22'4" x 14'7" (6.81m x 4.47m)

With a continuation of the ceramic flooring, two electric panel heaters, tv aerial point, telephone jack point and a UPVC double glazed window to the front aspect.

#### WELL APPOINTED KITCHEN AREA

With a range of base cupboards, drawer and matching wall mounted cabinets, roll edged laminated work surface inset with a one and a half stainless steel sink unit and draining board, a built in four ring electric hob and extractor hood over and electric fan assisted oven. Other integrated appliances include a dishwasher, fridge and freezer and two UPVC double glazed windows to the rear aspect.

#### BEDROOM ONE

10'10" x 9'5" (3.31m x 2.88m)

Please note the latter measurement is taken into the full depth of the fitted wardrobes, electric wall mounted panel heater, UPVC double glazed window to the rear aspect.

#### ENSUITE

With a continuation of the ceramic flooring, wall mounted ceramic hand

wash basin with chrome mixer tap, low flush W.C., shower cubicle with wall mounted electric shower, ceramic wall tiling, electric heated ladder style towel rail, shaving point, extractor fan and an obscure window to the rear aspect.

#### BEDROOM TWO

12'8" x 8'5" (3.88m x 2.58m)

With built in wardrobes, a continuation of the ceramic tiled flooring, electric panel heater and UPVC double glazed window to the rear aspect.

#### BATHROOM

With full suite in white to include a panelled bath, pedestal hand wash basin and low flush W.C., ceramic floor and wall tiles, extractor fan, electric heated ladder style towel rail, shaving point and recess spotlighting.

#### OUTSIDE

To the rear of the property is an allocated car parking space.

#### AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

#### COUNCIL TAX BAND

Derby City - Band B

#### LEASEHOLD

Our client advises us that the property is leasehold for an original term of 999 years.

PLEASE NOTE: This is a perfect investment opportunity with the tenants in situ:

Number 19 which is a 2 Bed Apartment - currently pays £825 on a periodic basis which started from February 2024

PLEASE NOTE: all tenancies from 1st May 2026 will change to a periodic agreement and once apartments 18,19 and 20 have been sold the freehold will be passed to the three new owners.

#### CONSTRUCTION

Standard Brick Construction

Tel: 01283548194



### **MONEY LAUNDERING & ID CHECKS**

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

### **CURRENT UTILITY SUPPLIERS**

Gas  
Electric  
Water - Mains  
Sewage - Mains  
Broadband supplier

### **BROAD BAND SPEEDS**

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

### **FLOOD DEFENCE**

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

### **SCHOOLS**

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

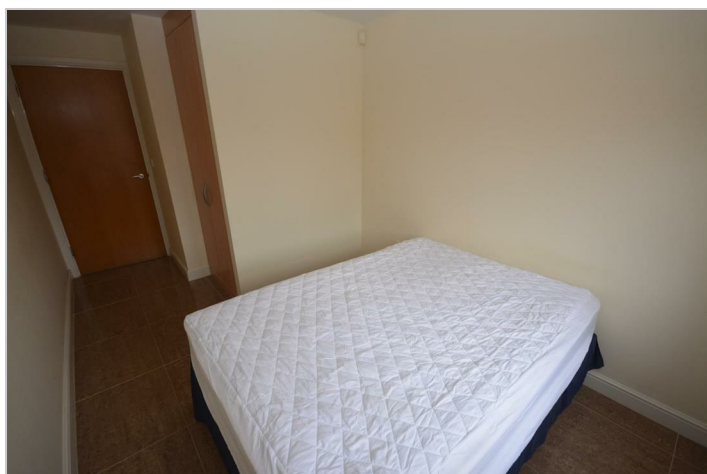
<http://www.derbyshire.gov.uk/>

### **CONDITION OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### **VIEWING**

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2025)  
A



Road Map



Hybrid Map



Terrain Map



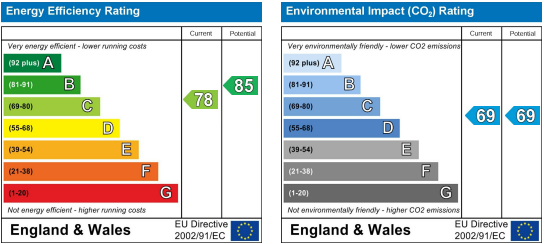
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.