

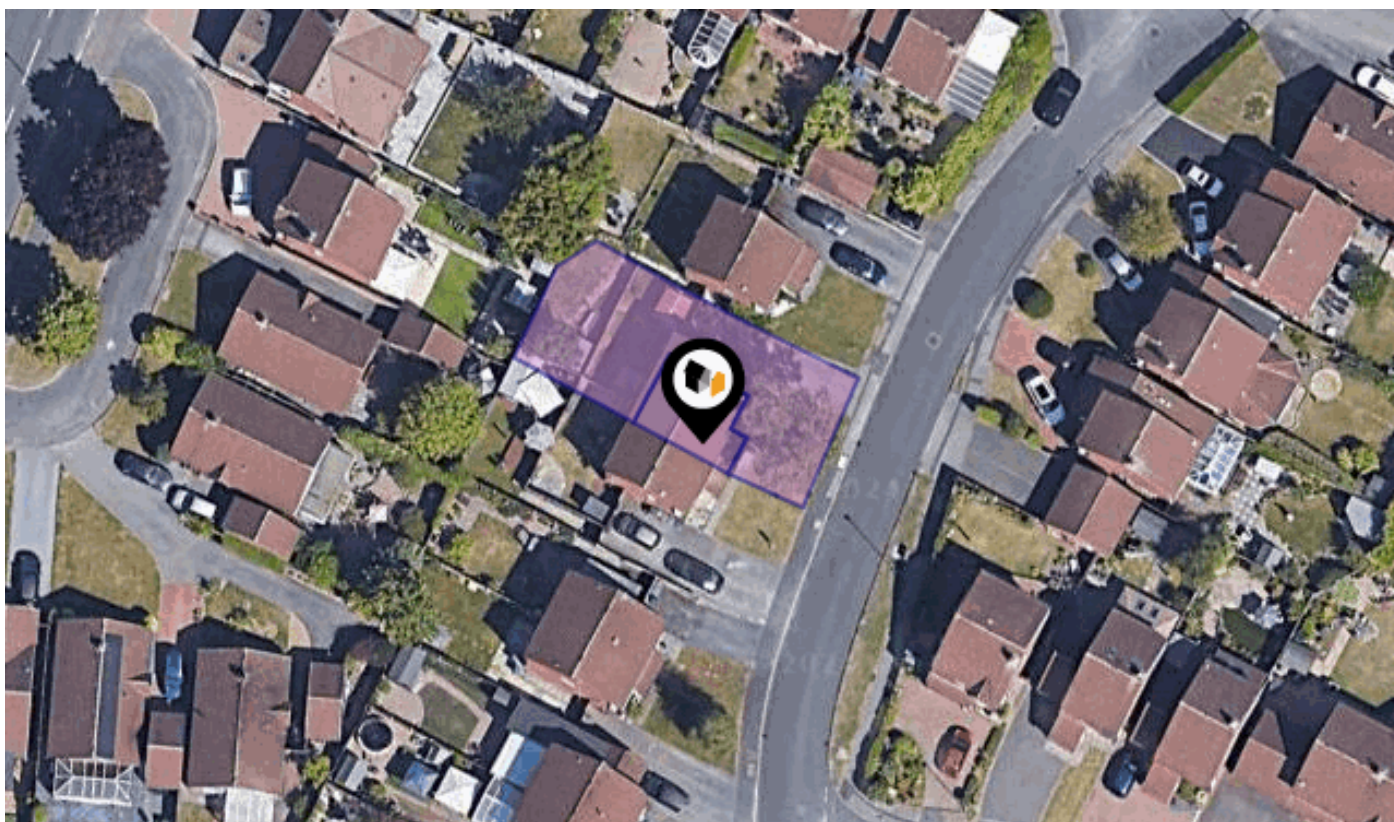


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th December 2024



DUKERIES LANE, OAKWOOD, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

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Introduction

Our Comments



Useful Information:

- > One Double Bedroomed First Floor Apartment
- > Ideal First Time Buy/Investment Opportunity
- > No Upward Chain
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Leasehold

Property Description

A double bedroomed first floor apartment requiring some cosmetic improvement, ideal for the first time buyer or investment purchaser and is available for sale with no upward chain. The property benefits from gas central heating and double glazing and has the benefit of a designated garden area and parking.

In brief the accommodation comprises:- entrance lobby with staircase to open plan living/dining area, kitchen, inner lobby, double bedroom and bathroom with a three piece suite. Outside, there is a designated garden area and parking space.

Dukeries Lane is on the outskirts of Oakwood and is well situated for local shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Lobby with staircase to the first floor.

Open Plan Lounge/Dining Room: (22'1" x 10'0") 6.73 x 3.05

Kitchen: (9'0" x 5'0") 2.74 x 1.52

Inner Lobby:

Double Bedroom: (10'0" x 9'0") 3.05 x 2.74

Bathroom: (6'5" x 6'2") 1.96 x 1.88

Outside:

There is an allocated parking space and a designated garden area.

Leasehold:

The property is leasehold on a 999 year lease which commenced on the 1st January 1983. This property has a small service charge of £25 per annum (Your legal representative should verify the above information).

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	16/08/1984
Floor Area:	452 ft ² / 42 m ²	End Date:	01/01/2982
Plot Area:	0.07 acres	Lease Term:	999 years from 1 January 1983
Year Built :	1983-1990	Term Remaining:	957 years
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY127067		

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	78 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

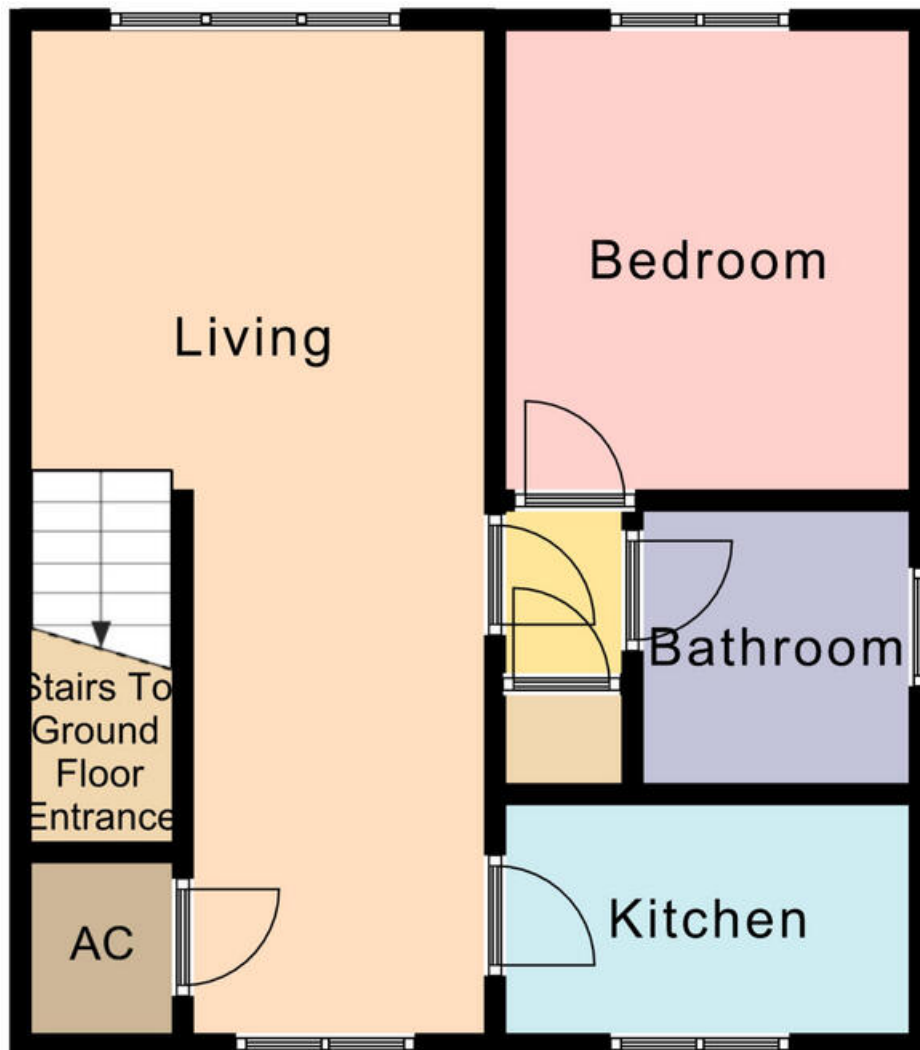


Satellite/Fibre TV Availability:





DUKERIES LANE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Dukeries Lane, Oakwood, DE21

Energy rating

C

Valid until 12.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

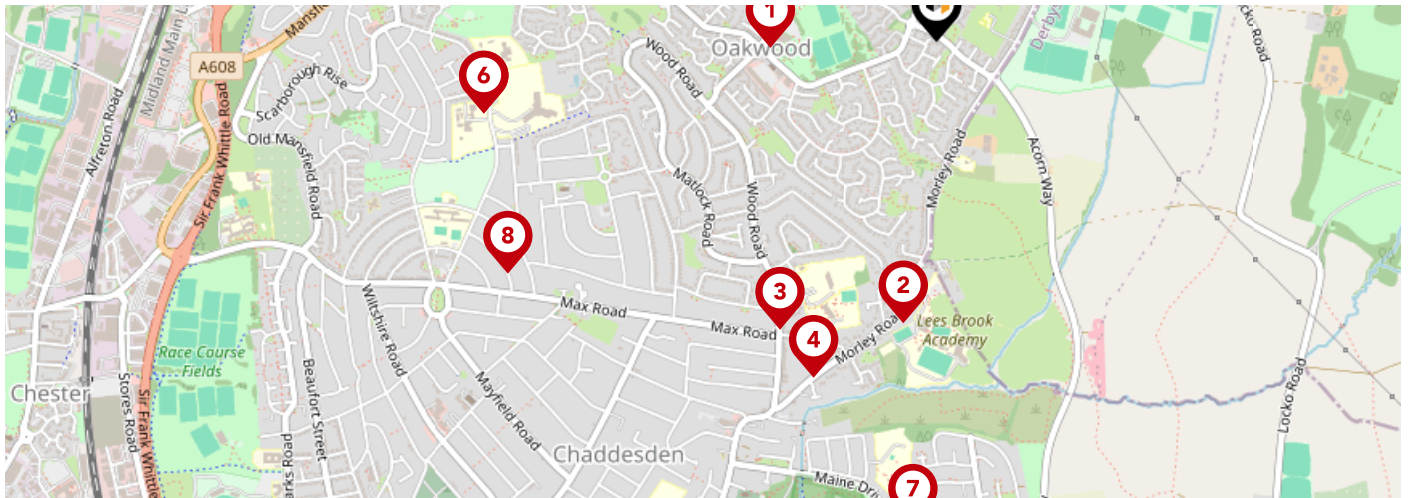
Property

EPC - Additional Data

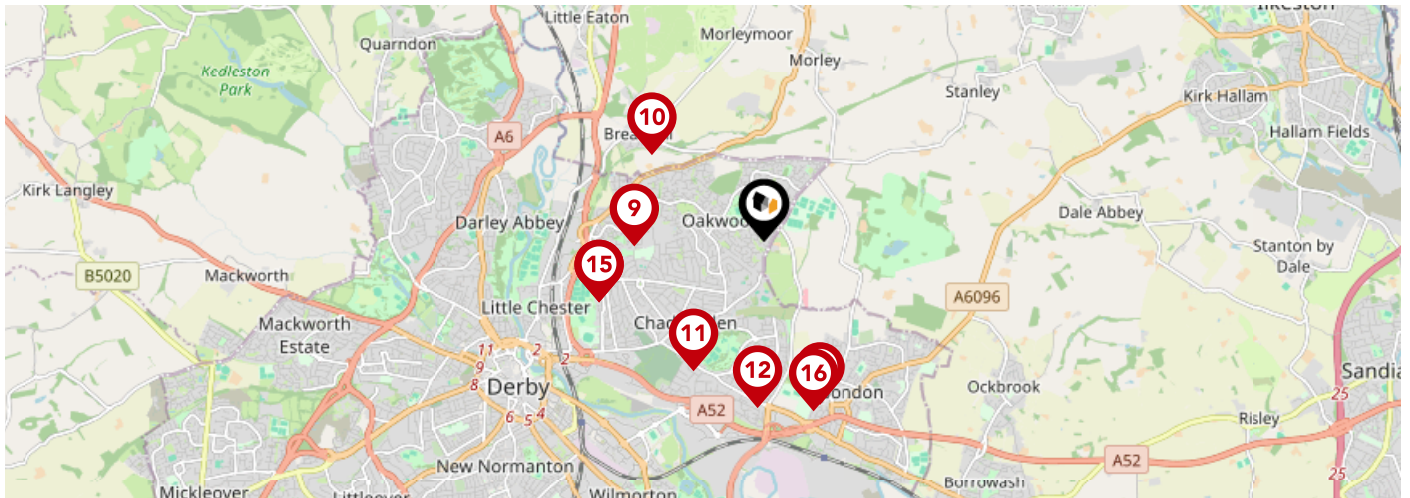


Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	42 m ²

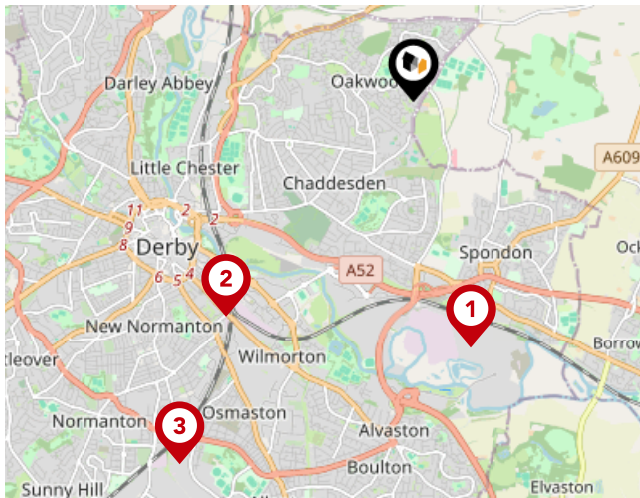


	Nursery	Primary	Secondary	College	Private
1 Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



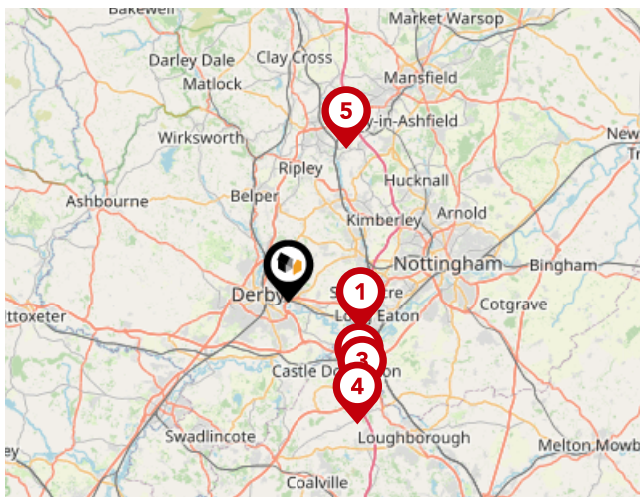
		Nursery	Primary	Secondary	College	Private
	St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 114 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1464 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



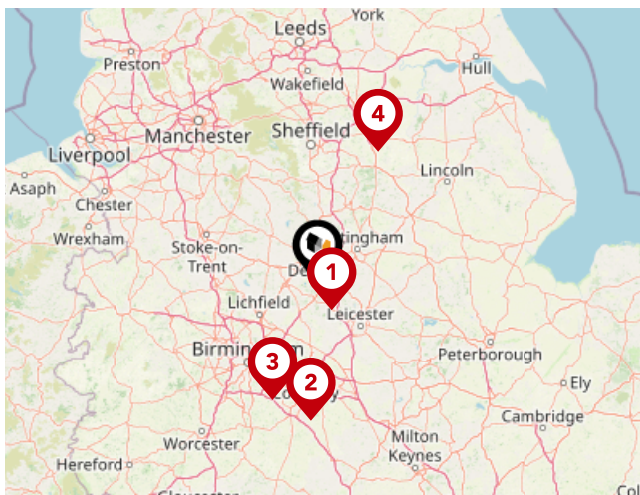
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.24 miles
2	Derby Rail Station	2.55 miles
3	Peartree Rail Station	3.85 miles



Trunk Roads/Motorways

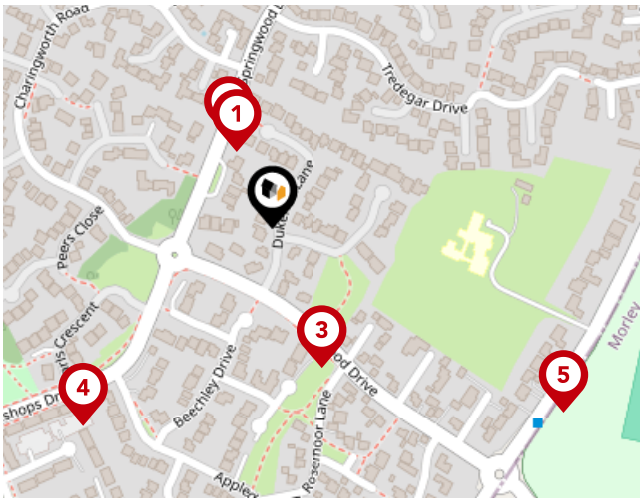
Pin	Name	Distance
1	M1 J25	5.51 miles
2	M1 J24A	7.85 miles
3	M1 J24	8.74 miles
4	M1 J23A	9.98 miles
5	M1 J28	11.67 miles



Airports/Helipads

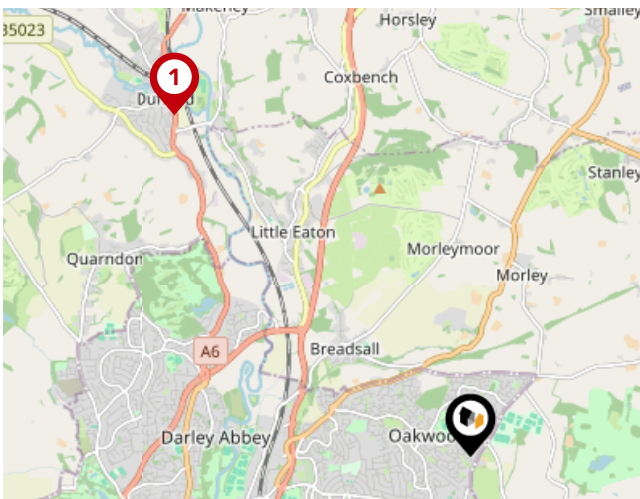
Pin	Name	Distance
1	East Mids Airport	9.02 miles
2	Baginton	39.9 miles
3	Birmingham Airport	36.31 miles
4	Finningley	40.88 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Charingworth Road	0.05 miles
2	Charingworth Road	0.06 miles
3	Chalfont Square	0.08 miles
4	Appledore Drive	0.15 miles
5	Acorn Way Top	0.19 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.05 miles
2	Tram Park & Ride	6.93 miles
3	Toton Lane Tram Stop	6.94 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

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.



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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Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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