

SCARGILL  
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## New Orchard Place

Mickleover, Derby, DE3 9GY

**Price £135,000**



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## GENERAL INFORMATION

### PROPERTY

This well proportioned two double bedroomed apartment is situated on the second floor within the exclusive development known as New Orchard Place.

The accommodation which boasts both sealed unit double glazing and electric panel heating briefly comprises, entrance hall, spacious open plan living/kitchen, principal bedroom with wardrobes and ensuite, further double bedroom with built in wardrobes, a modern bathroom with full suite.

### 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

With intercom system, electric panel radiator, airing cupboard housing the hot water cylinder and sealed unit double glazed window. Doorway leads to:

#### OPEN PLAN LIVING DINING KITCHEN

#### LOUNGE AREA

Comprising two panel radiators, TV aerial point, UPVC double glazed window with pleasant aspect to the side.

#### KITCHEN DINING AREA

With a continuation of the ceramic flooring, range of base cupboards, drawers and matching wall mounted cabinets, integral electric fan assisted oven and built in four ring electric hob, stainless steel splashback plate with variable speed extractor hood over, roll edge wood grain effect laminated work surfaces with insert one and a half basin sink unit with draining board, matching up stands, integral refrigerator, freezer and dishwasher. Further built in automatic washing machine, two UPVC double glazed windows to the side aspect.

#### BEDROOM ONE

10'9" into wardrobes x 9'4" (3.28m into wardrobes x 2.85m)

Granite tiled flooring, electric panel heater and UPVC double glazed window to the side aspect, doorway leads to:

### ENSUITE

With a continuation of the ceramic flooring, low flush W.C., wall mounted hand wash basin and shower cubicle with electric shower, shaving point, electric heated ladder style towel rail, extractor fan and obscure double glazed window to the side aspect.

### BEDROOM TWO

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

### BATHROOM

With full suite comprising, panelled bath, pedestal hand wash basin, low flush W.C., ceramic flooring, electric heated ladder style towel rail, shaving point, complementary tiled splashbacks, shower attachment over the bath and extractor fan.

### 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.

### LEASEHOLD

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

A perfect investment opportunity with the tenants in situ:

Number 20 which is a 2 Bed Apartment - currently pays £865 for a 12 month period which started on 28th September 2025

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

### MONEY LAUNDERING & ID CHECKS

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

Tel: 01283548194

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/>

**COUNCIL TAX BAND**

Derby City - Band B

**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>

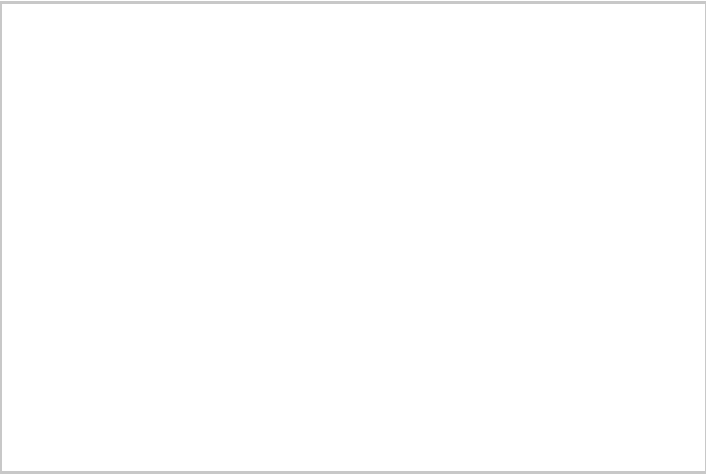
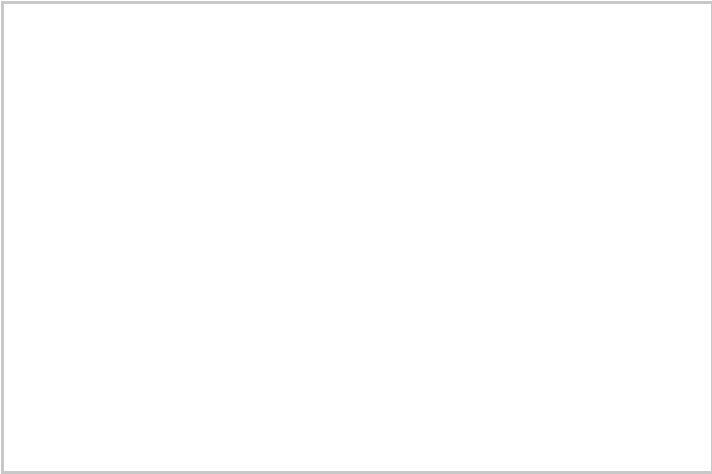
<http://www.derbyshire.gov.uk/>

**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)  
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Road Map



Hybrid Map



Terrain Map



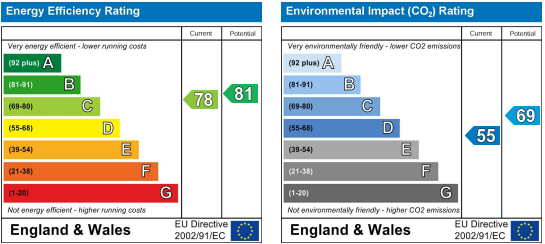
Floor Plan



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.