HOPKINS & DAINTY
ESTATE AGENTS









Longlands Lane, Derby, DE65 6PY

£152,500

NO UPWARD CHAIN

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this individual duplex apartment, set within this traditional building located towards the edge of the popular South Derbyshire village of Findern. Convenient for access to the nearby A50 and A38. The property has been previously rented out (until November 2026) and would make an ideal buy to let investment; or would suit a first time buyer or someone looking to downsize for low maintenance living.

The accommodation is accessed by a communal entrance hallway and open stairs and is set on the first and second floors of the building. On entering the apartment you walk into a welcoming hallway with doors to the spacious lounge/dining room and fitted kitchen which has a comprehensive range of integrated appliances. From the hall an attractive open staircase rises to the top floor, where you will find two double bedrooms and the bathroom which has a three piece suite including an over bath shower.

The property has gas central heating and double glazing, along with a communal car park and an allocated parking space for this property.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Communal Entrance



Accessed via an intercom controlled entrance door. With an attractive open staircase rising to the first floor and door to the apartment.

Hallway



With laminate flooring and an open staircase rising to the top floor with a storage cupboard under. Radiator, ceiling spotlights and doors leading off.

Kitchen 12'7" x 11'1" (3.86 x 3.39)



Fitted with a range of base and wall units and worktops. Inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is a built in double electric oven, gas hob and hood, along with an integrated fridge, freezer and dishwasher, along with a free standing washing machine. Boiler cupboard housing the wall mounted gas boiler, a radiator, tiled flooring, ceiling spotlights and a double glazed rear window.

Lounge/Diner 14'5" x 12'7" (4.41 x 3.85)



Spacious lounge/dining room with laminate flooring, a radiator, ceiling spotlights and a double glazed bay window to the rear elevation.

First Floor Landing



With a decorative balustrade, ceiling spotlight and doors leading off.

Bedroom 1 15'5" x 9'6" (4.72 x 2.90)



Double bedroom with a part sloping ceiling, radiator and spotlights. Double glazed side window with pleasant views over the countryside.

Bedroom 2 15'5" x 8'0" (4.72 x 2.46)



Second double bedroom with a part sloping ceiling, radiator, spotlights and a double glazed rear window.

Bathroom 8'1" x 6'7" (2.48 x 2.01)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled splashbacks and flooring, a heated towel rail, ceiling spotlights, an extractor vent and a part sloping ceiling with a double glazed Velux roof light.

Communal Parking



To the side of the property there is a communal car park, with a numbered parking space for this property and some visitor parking spaces.

Lease Details

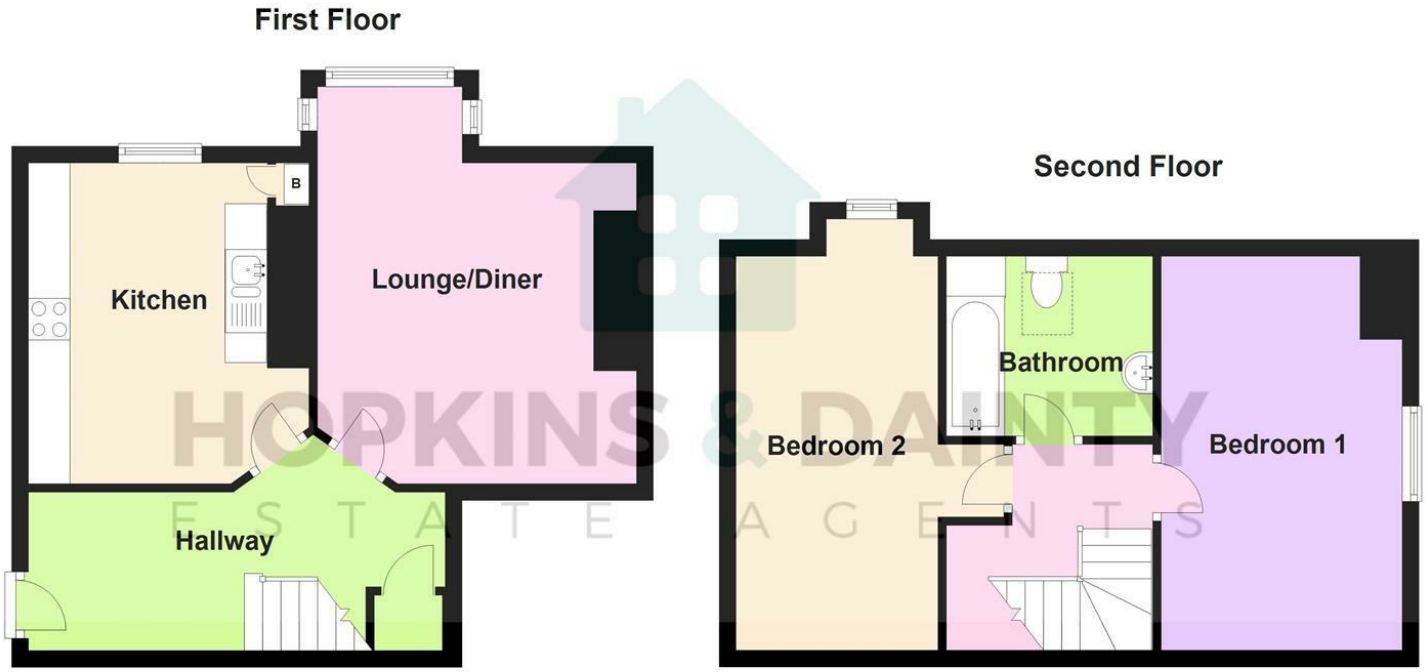
We are informed that this property is leasehold with a lease running for 999 years from 2012. There is an annual service charge of £1,500 which includes the buildings insurance.

We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

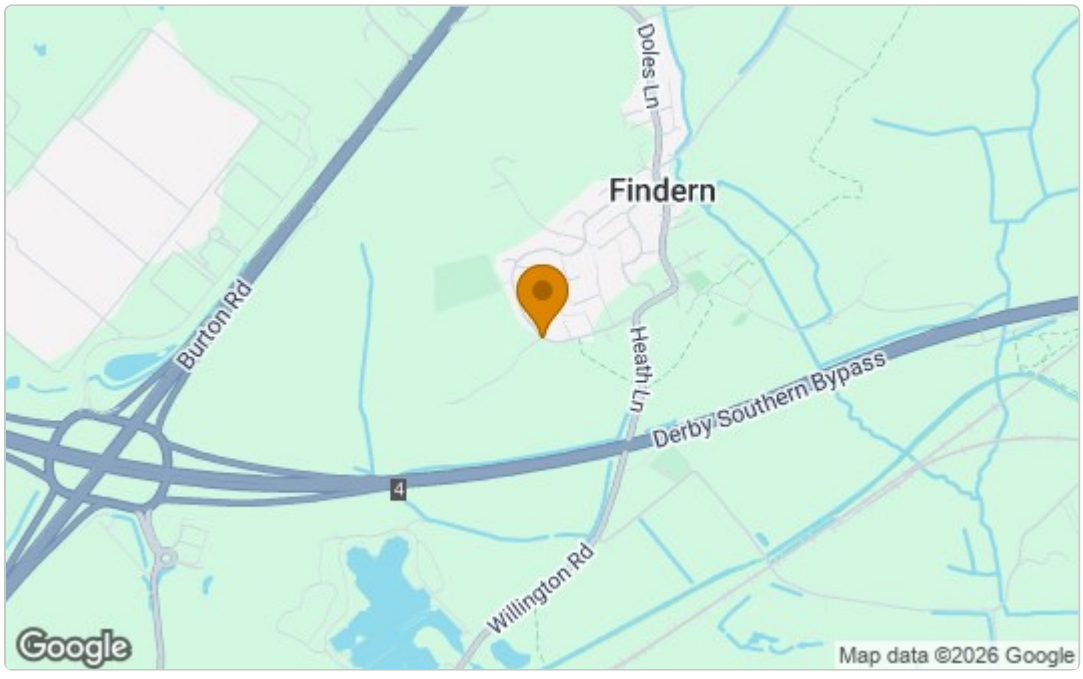
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

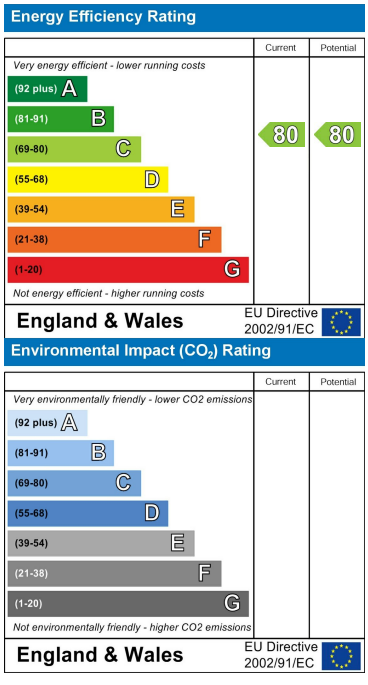


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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