

# Fletcher & Company

40 Highfields Park Drive, Darley Abbey, Derby, DE22  
1JU

Price £155,000

Leasehold



- Low Maintenance Living
- Secure Communal Entrance Hall
- Private Entrance Hall
- Lounge/Dining Room
- High Specification Refitted Kitchen with Integrated Appliances
- Master Bedroom with En-Suite Shower Room
- Bedroom Two & Bathroom
- Allocated Parking Space
- Highly Convenient Location
- Close To Darley Park & City Centre





## Summary

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CLOSE TO DARLEY PARK - A superbly presented, two bedroom, ground floor apartment occupying a sought after location on Highfields Park Drive estate, just off Broadway in Derby.

This is a very well presented, two bedroom, ground floor apartment on a popular estate located off Broadway in Derby. The property is located on the ground floor and is one of only six apartments in this well presented apartment block.

The property is accessed via a secure community entrance hall with a private entrance door to the accommodation. There is an entrance hall with feature wood effect tile flooring, spacious lounge/dining room, refitted high specification fitted kitchen with quartz worktops and integrated appliances, master bedroom with en-suite shower room, further bedroom and separate bathroom. Outside the property is set within communal grounds and benefits from an allocated parking space to the rear of the block with multiple visitor spaces.

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### **The Location**

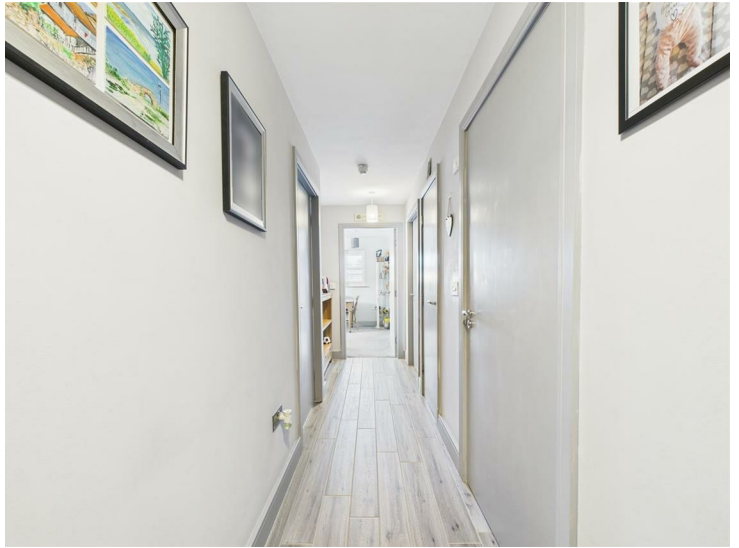
This estate is particularly well located just off Broadway and Duffield Road offering easy access to Derby City centre. Also within easy reach is beautiful Darley Park with walks along the bank of the river Derwent as well as Markeaton park. The property is also conveniently located for Derby City train station and Pride Park.

### **Accommodation**

#### **Entrance Hall**

18'11" x 3'5" (5.78 x 1.06)

A community entrance door with private entrance door to hallway with electric metre, wood effect tile flooring, airing cupboard and entry phone intercom system.



### Open Plan Lounge/Dining

13'7" x 13'6" (4.15 x 4.14)

With electric heater, telephone jack point, TV aerial point, sky satellite points, double glazed windows to rear and side (both with bespoke shutters) and stylish pocket doors to kitchen.



### Superb Refitted Kitchen

12'5" x 7'10" (3.81 x 2.40)

With a range of quartz worktops with matching upstands, inset Belfast style ceramic sink with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, Electrolux induction hob, two integrated Zanussi double ovens and microwave, integrated fridge freezer, washing machine and dishwasher, stylish tile flooring, recessed ceiling spotlighting and double glazed windows to side and rear (the latter with bespoke shutter).



### **Master Bedroom**

14'9" x 9'8" (4.50 x 2.96)

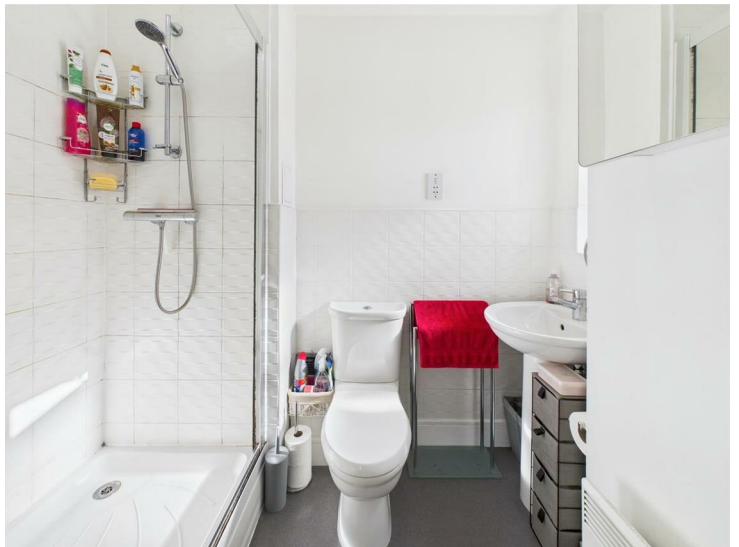
With electric heater, fitted wardrobe, useful storage cupboard and two double glazed windows to front both with bespoke shutters.



### **En-Suite Shower Room**

6'4" x 4'9" (1.95 x 1.46)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle, electric heater, shaver point, recessed ceiling spotlighting and double glazed window to front.





### **Bedroom Two**

12'7" x 8'1" (3.84 x 2.47)

Currently used as a home office but easily adapted to become a double bedroom with electric heater, fitted desk, storage, surplus power sockets and double glazed window to side.



### **Bathroom**

12'2" x 6'5" (3.71 x 1.98)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with shower over, electric heater and recessed ceiling spotlighting.



### **Outside**

The property is set within communal grounds and benefits from an allocated parking space with multiple visitor car parking spaces.

### **Tenure**

The property is leasehold and is subject to a service charge of £1254 per annum with a homegrown management fee of £215 per annum.

### **Council Tax Band B**

**En-Suite**  
6'4" x 4'9"  
1.95 x 1.46 m

**Hallway**  
18'11" x 3'5"  
5.78 x 1.06 m

**Bedroom One**  
14'9" x 9'8"  
4.50 x 2.96 m

**Lounge/Dining**  
13'7" x 13'7"  
4.15 x 4.14 m

**Bathroom**  
12'2" x 6'5"  
3.71 x 1.98 m

**Bedroom Two**  
8'1" x 12'6"  
2.47 x 3.84 m

**Kitchen**  
7'10" x 12'5"  
2.40 x 3.81 m

**Approximate total area<sup>(1)</sup>**  
669.94 ft<sup>2</sup>  
62.24 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>73</b>                  | <b>80</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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