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Maple Grove, Allestree
DE22 2HD £180,000



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SPACIOUS APARTMENT WITH PRIVATE GARDEN AND BALCONY – This beautifully presented two bedroom first floor apartment offers a wonderful balance of comfort, practicality and outdoor space within a quiet cul-de-sac setting in Allestree. The interior has been thoughtfully maintained, creating bright and welcoming living spaces ideal for both everyday living and entertaining.

A generous lounge opens onto a covered balcony, providing an enjoyable spot to relax with pleasant views towards Kedleston. The property also benefits from a well-proportioned dining kitchen and two spacious bedrooms, including a principal bedroom with fitted wardrobes. Outside, a particularly appealing feature is the large private garden surrounded by mature trees and hedging, offering a peaceful and secluded environment rarely found with apartments. The property is offered for sale with no upward chain.





The Detail

The apartment is approached via a covered storm porch leading into a ground floor entrance lobby, where stairs rise to the first floor accommodation. The hallway provides access to the loft and features a deep storage cupboard that also houses the modern combination boiler supplying gas central heating and hot water.

The living room is generously proportioned and centred around a feature fireplace, creating a welcoming setting to relax or entertain. A UPVC door leads directly onto the covered balcony, forming a pleasant outdoor seating area ideal for morning coffee or evening relaxation.

The dining kitchen is well appointed with a range of wall and base units, laminate work surfaces and integrated appliances including an electric oven, gas hob, extractor and microwave. There is additional space for a washing machine and upright fridge freezer, while the layout comfortably accommodates a dining table and chairs.

Both bedrooms are positioned to the rear of the property, overlooking the gardens and enjoying a peaceful outlook. The principal bedroom is a spacious double featuring full-width fitted wardrobes by Sharp's, while the second bedroom provides a versatile space that could also be used as a study or home office.

The bathroom is finished with a modern three-piece suite including a panelled bath with mains shower over, vanity unit with wash basin and concealed WC.

Externally, the property benefits from a large private garden enclosed by mature trees and hedging, with lawned areas, seating spaces and a garden shed. Backing onto Allestree Park, the garden offers a particularly private retreat and a wonderful connection to the surrounding greenery. This is leased from Derby Homes.

Lease Details

A 125 year lease was originally granted in February 1993 with 93 years remaining.

The leaseholder is Derby Homes

Current lease charges are:

Buildings Insurance - £77.00 per quarter
 Insurance Admin - £7.70 per quarter
 Day to Day repairs - £12.50 per quarter
 Ground Rent - £10.00 - Annually
 Management Fee - £1.25 per quarter.
 Garden - £10.00 - Annually





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The Location

Allestree is a popular residential area of Derby known for its leafy surroundings and welcoming community feel. Close by, Blenheim Parade serves as a convenient local hub where residents will find a selection of independent shops, caf  s, coffee shops, convenience stores, a pharmacy and everyday services.

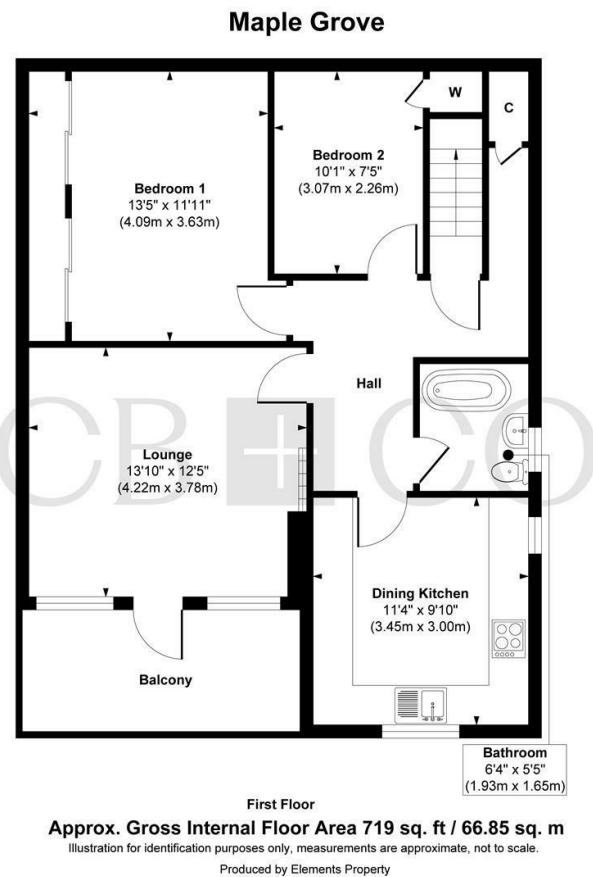
Green space plays a central role in the area's appeal. Allestree Park, with its expansive parkland, woodland walks and lakeside setting, provides a popular destination for walking, cycling and outdoor relaxation. The nearby Kedleston Estate offers further countryside scenery and scenic routes for weekend walks.

For a wider range of amenities, Park Farm Shopping Centre offers supermarkets, caf  s and leisure facilities, while regular public transport services provide straightforward access into Derby city centre. The balance of green surroundings, local amenities and strong connectivity makes this a particularly desirable place to live.









The *Particulars*

- Spacious Two Bedroom First Floor Apartment
- Bright Lounge With Doors To Covered Balcony
- Stylish Modern Dining Kitchen With Integrated Appliances
- Spacious Principle Bedroom With Extensive Mirrored Wardrobes
- Versatile Second Bedroom Or Study
- Contemporary Bathroom With Mains Shower
- Private Garden Backing Onto Allestree Park
- Views Towards Kedleston Hall
- Close To Blenheim Parade Local Amenities
- Offered For Sale With No Upward Chain

Size

Approx 699.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

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Let's *Talk*

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