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# **KFB:** Key Facts For Buyers

## A Guide to This Property & the Local Area

**Tuesday 27th October 2026**



## MEADOWLARK GROVE, OAKWOOD, DERBY, DE21


**Hannells**

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# Introduction
## Our Comments

Useful Information:
> Well-Presented Two Bedroomed Bungalow
> Situated Within A Sought After Over 60's Retirement Complex
> Modern Kitchen And Shower Room
> EPC Rating D, Standard Construction
> Council Tax Band A, Leasehold

Property Description

A well-presented two-bedroom bungalow, ideally situated within a sought-after over-60s retirement complex and offered for sale with no upward chain. The property enjoys a convenient location close to a wide range of local amenities, including doctors, a dentist, opticians, a pharmacy, post office and supermarket. Excellent road links and regular bus services also provide easy access to Derby City Centre. Offering comfortable retirement living in a convenient location, this property is well worth viewing. The accommodation benefits from electric storage heating and double glazing and briefly comprises:- reception hallway, lounge diner with patio doors, modern fitted kitchen and shower room and two bedrooms. Outside, are mature communal gardens surrounding the property and resident and visitors parking. Meadowlark Grove is particularly well situated for Oakwood and its range of shops, Doctors, Dentist and Opticians together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport

Room Measurement & Details

Hallway: (13'2" x 4'9") 4.01 x 1.45
Open Plan Living/Dining/Kitchen: (18'5" x 18'5") 5.61 x 5.61
Bedroom One: (10'9" x 9'8") 3.28 x 2.95
Bedroom Two: (9'7" x 5'9") 2.92 x 1.75
Shower Room: (7'2" x 4'11") 2.18 x 1.50

Outside:

There are mature communal gardens and parking.

Leasehold Information:

The property is held on a lease of 125 years from 30 June 1997. Parties : This exclusive over 60's complex is part of the Amplius Living management company the services include;- A site warden Mon-Friday, alarmed safety cords to a central station, residents lounge including coffee mornings and social gatherings between residents and laundry room. We have been informed the service charge was £241 per calendar month (2025-2026) and includes the above and in addition, gardening service for communal areas, external items such as window/doors conditioning and building insurance included. (Your legal representative should verify the above information)

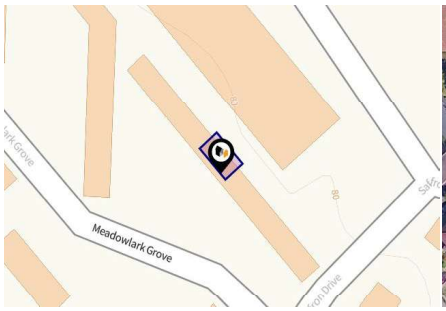
Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.


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# Property
# **Overview**








## Property

| | | | |
|---|---|---|---|
| **Type:** | Terraced | **Tenure:** | Leasehold |
| **Bedrooms:** | 2 | | |
| **Floor Area:** | 624 $ft^2$ / 58 $m^2$ | | |
| **Plot Area:** | 0.02 acres | | |
| **Year Built :** | 1997 | | |
| **Council Tax :** | Band A | | |
| **Annual Estimate:** | £1,537 | | |
| **Title Number:** | DY289793 | | |

## Local Area

**Local Authority:** Derby

**Conservation Area:** No

**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Very low

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

**2** mb/s | **80** mb/s | **1800** mb/s

**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**



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# Gallery
# **Photos**













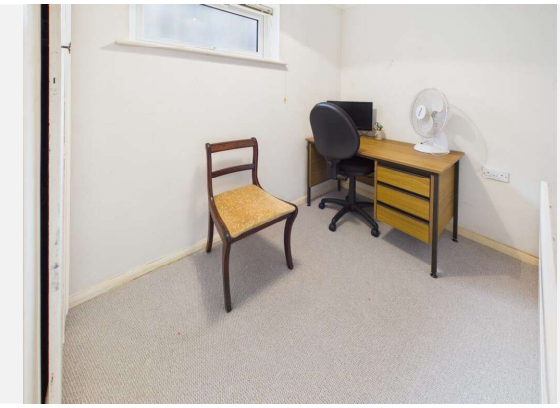


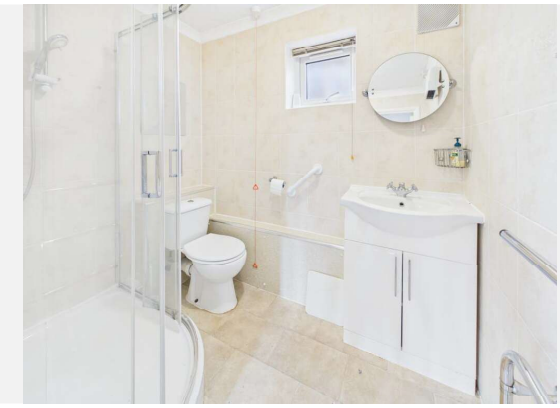




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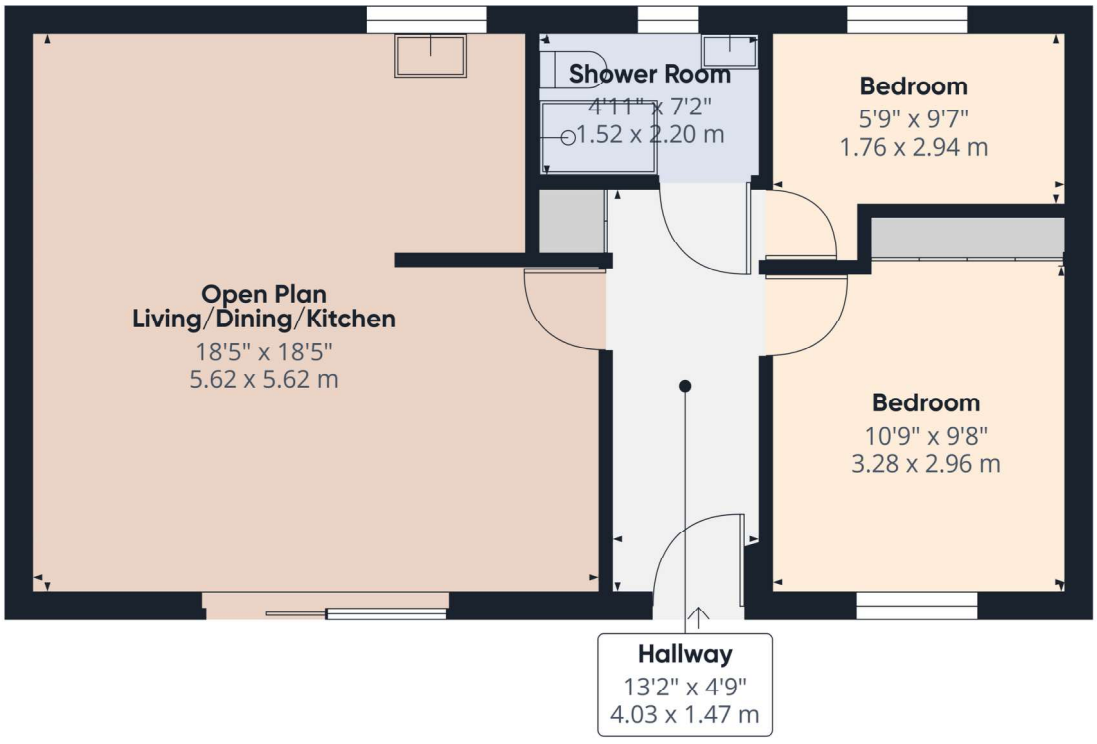
# Gallery
# **Photos**





Gallery
**Floorplan**

# MEADOWLARK GROVE, OAKWOOD, DERBY, DE21




Approximate total area(1)
605 ft²
56.2 m²

(1) Excluding balconies and terraces

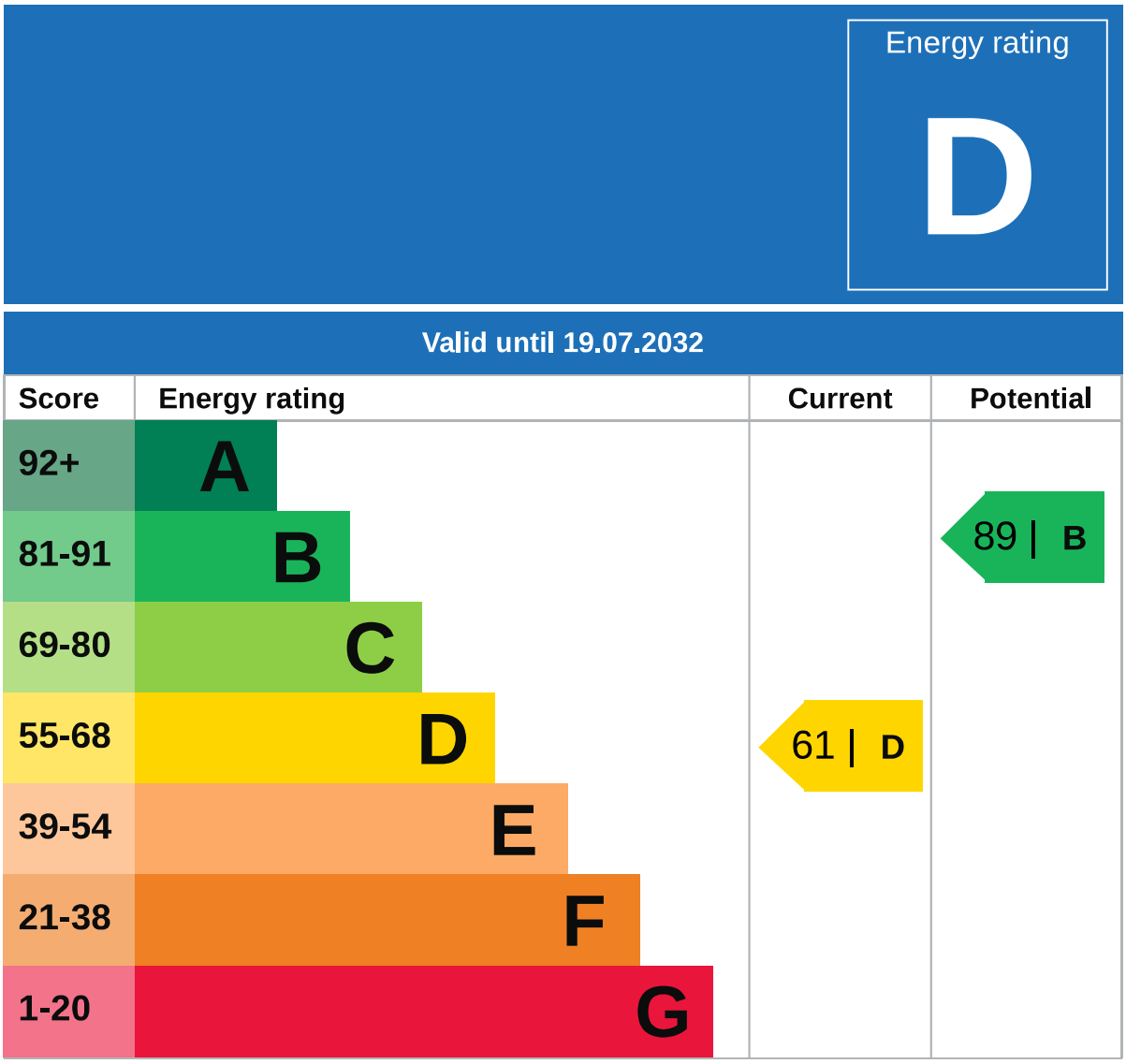
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property
# EPC - Certificate






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Property
# EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Mid-terrace bungalow |
| **Flat Top Storey:** | No |
| **Top Storey:** | 0 |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Walls:** | Cavity wall as built insulated (assumed) |
| **Walls Energy:** | Good |
| **Roof:** | Pitched 150 mm loft insulation |
| **Roof Energy:** | Good |
| **Main Heating:** | Electric storage heaters |
| **Main Heating Controls:** | Manual charge control |
| **Hot Water System:** | Electric immersion off |
| **Hot Water Energy Efficiency:** | Peak |
| **Lighting:** | Low energy lighting in 75% of fixed outlets |
| **Floors:** | Solid limited insulation (assumed) |
| **Total Floor Area:** | 58 $m^2$ |

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As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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# Hannells
# **Testimonials**

## 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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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# Hannells
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