



## Meadowlark Grove, Oakwood, Derby, DE21 2TT

£135,000

Everington  
& Ruddle

Warden controlled Independent living for the over 60's, situated within walking distance of a wealth of amenities located at the Oakwood District Shopping Centre, just off Saffron Drive. The property is a modern two bedroom bungalow with a large living room which includes ample dining space, a stylish kitchen and a spacious sitting area. There are also sliding double doors to a small patio with sun canopy at the front, which overlooks the maintained west facing communal gardens. The main front door to the property leads in to a large central hallway with access to all rooms, including the good size master bedroom with fitted wardrobes, the fully tiled shower room, recessed cloak cupboard and the very useful second bedroom. This wonderful home is located within sight of the popular common room, where residents regularly meet for coffee mornings, allowing the option to socialize within the community.

- Warden controlled
- Common room with laundry
- Close to amenities
- Modern accommodation
- Communal gardens

Bedrooms: 2 | Bathrooms: 1

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**Central Hallway** - 4.06m x 1.45m (13'4" x 4'9") Laminated double glazed front door leading to a large central hallway with a recessed cloak cupboard and doors leading to all rooms.

**Living / Kitchen / Diner** - 5.61m x 5.64m (18'5" x 18'6") Large open plan space, ideal for wheelchair access, including a UPVC double glazed window to the rear and sliding patio doors to the front. There is also an electric wall heater, TV point, ample dining space and a fitted kitchen. The very stylish kitchen includes a range of fitted units with laminate worksurfaces, plumbing for a washing machine and dishwasher, space for a tall fridge freezer and a stainless steel sink drainer.

**Bedroom 1** - 3.81m x 2.97m (12'6" x 9'9") UPVC double glazed window to the rear, a range of fitted wardrobes and an electric wall heater.

**Bedroom 2** - 2.97m x 2.95m (9'9" x 9'8") UPVC double glazed window to the rear and an electric wall heater.

**Shower Room** - 2.18m x 1.5m (7'2" x 4'11") Three piece suite including a quadrant shower cubicle with electric shower and sliding glass door, wash basin with storage under and a close coupled WC. There is also a heated towel rail, a UPVC double glazed window to the rear, ceramic wall tiles and a vinyl floor covering.

**Warden assistance** Throughout the property are red pull cords which can be used to summons the warden in an emergency.

**Parking** Off road parking is available across the road with number of shared space, however there is also plentiful on street parking in front of the property.

**Leasehold** - Leashold

Over 60's Warden controlled leasehold accommodation with a 125 years lease as of 22nd July 2005.

The property is managed by Longhurst and Havelok Homes, whose service charge for 2025/26 was £241.02 per calendar month. This charge includes; a site warden from Mon-Friday, alarmed safety cords to a central station, access to the residents lounge where coffee mornings and social gatherings between residents are held, use of the on site laundry room, gardening of the communal areas and maintenance of external items such as window, doors and roof. Building insurance and water are also included within this charge.

