

SCARGILL  
MANN & CO

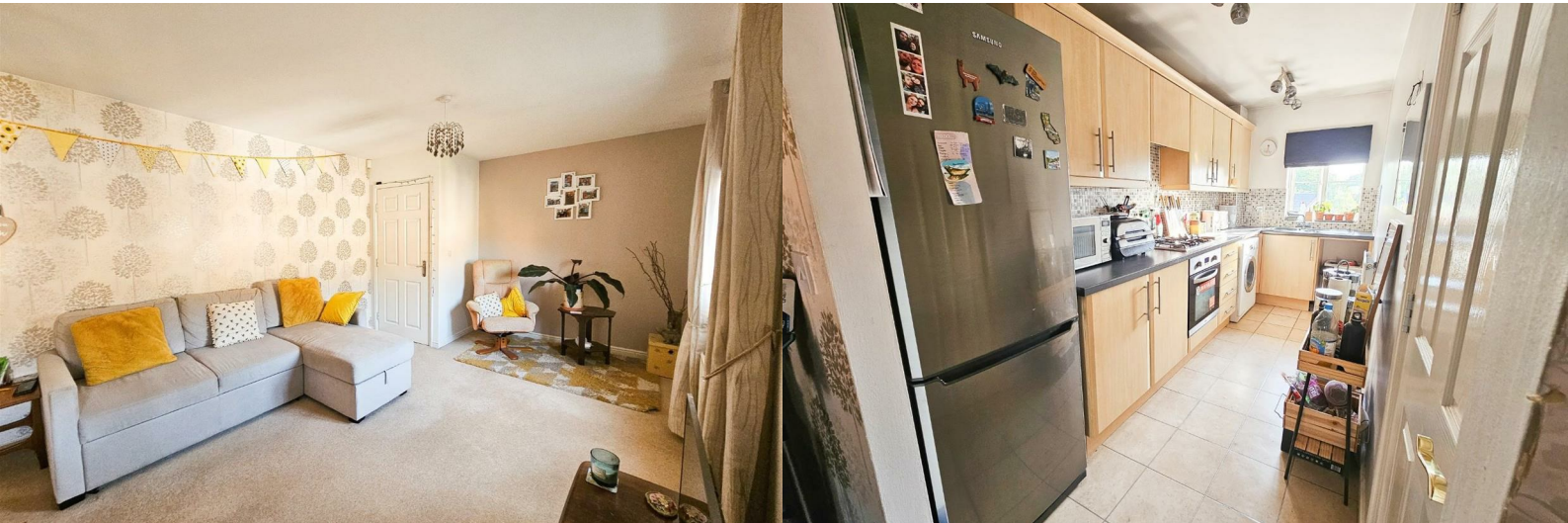
EST. 1995



218 Highfields Park Drive

, Derby, DE22 1JY

**Price £145,000**



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## GENERAL INFORMATION

### THE PROPERTY

This two bedrooled top floor apartment sits on the popular Highfields Park Drive estate. The location is highly convenient with easy access to Derby city centre, Darley and Markeaton Park, Derby University and a fabulous range of facilities in Derby city centre itself.

The apartment is particularly impressive, offering well-presented communal areas. A secure entry phone intercom system gives access to the hallway with the staircase to the top floor. The apartment itself comprises an entrance hall and an impressive open-plan lounge/dining room with a fitted kitchen. The principal bedroom has an en-suite shower room, and the second bedroom, currently used a work-from-space and a separate bathroom.

Outside is a parking area with allocated parking for residents and visitor parking spaces.

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Having secure access this well presented area has stairs off to the higher floors above.

#### APARTMENT ENTRANCE

Stairs lead to the top floor with a door opening into the hallway

#### HALL

Having all doors leading off

#### LOUNGE/DINER

20'7" max x 7'8" min 13'7" max (6.28m max x 2.34m min 4.16m max)

This spacious area has two windows out to the front aspect, a radiator and ceiling light points, There is ample space for sofas and dining table with an arch leading through to the ...

### KITCHEN

13'1" x 5'10" (4.01m x 1.78m )

Fitted with base cupboards, drawer units and eye line cabinets. Work tops incorporate a four-ring gas hob and one and a quarter stainless steel sink. There is an integrated oven, space for a washing machine, slimline dishwasher, and a fridge/freezer. Tiled surrounds and a window out to the rear aspect. There is also a useful built in storage cupboard that house the domestic hot water and central heating boiler

### PRINCIPAL BEDROOM

13'5" x 10'2" (4.11m x 3.12m )

Having a window out to the rear aspect, a fitted wardrobe with glass sliding doors. There is a radiator, ceiling light point and a door through to the

### EN SUITE SHOWER ROOM

5'4" x 6'7" to the back of the shower (1.65m x 2.03m to the back of the shower)

With a fully tiled corner shower enclosure, w.c and pedestal hand wash basin with tiled splash back. There is wood effect flooring radiator and ceiling light point.

### BEDROOM TWO

7'4" x 14'6" irregular shape (2.24m x 4.44m irregular shape)

Currently used by the vendors as a work from home space, there are two windows to the front aspect, radiator and ceiling light point.

### BATHROOM

Having a paneled bath, w.c and pedestal hand wash basin. There are tiled surrounds, recessed ceiling down lights .

### OUTSIDE

The property has a rear communal parking area with allocated parking and visitor parking. Communal shrub borders and just a short stroll is a lovely green communal green space for the estates' residents.

Tel: 01283548194

## LEASEHOLD

Our client advises us that the property is leasehold for an original term of 125 years from November 2008. The costs are currently £856 every six months for the service charge and a once-yearly charge for the ground rent of £309.00

## BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## CONSTRUCTION

Brick Construction

## COUNCIL TAX BAND

Derby City - Band B

## CURRENT UTILITY SUPPLIERS

Gas - Octopus Energy

Electric - Octopus Energy

Oil

Water - Mains - Severn Trent Water

Sewage - Mains - Severn Trent Water

Broadband supplier - Zen Internet

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/05/2024) A



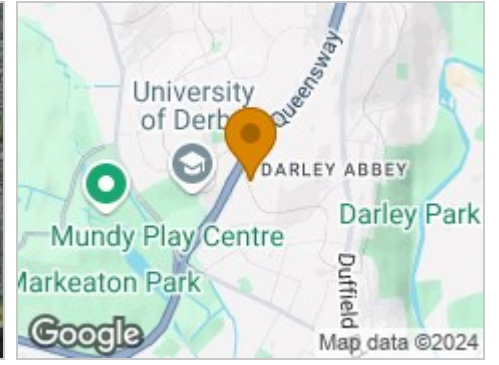
### Road Map



### Hybrid Map



### Terrain Map



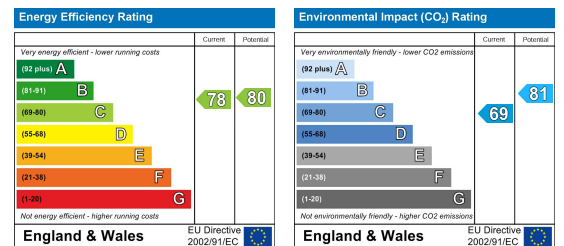
### Floor Plan



### Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.