

CURRAN
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Apartment 19 Elm House
Old Hall Avenue, Littleover, Derby
£250,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.

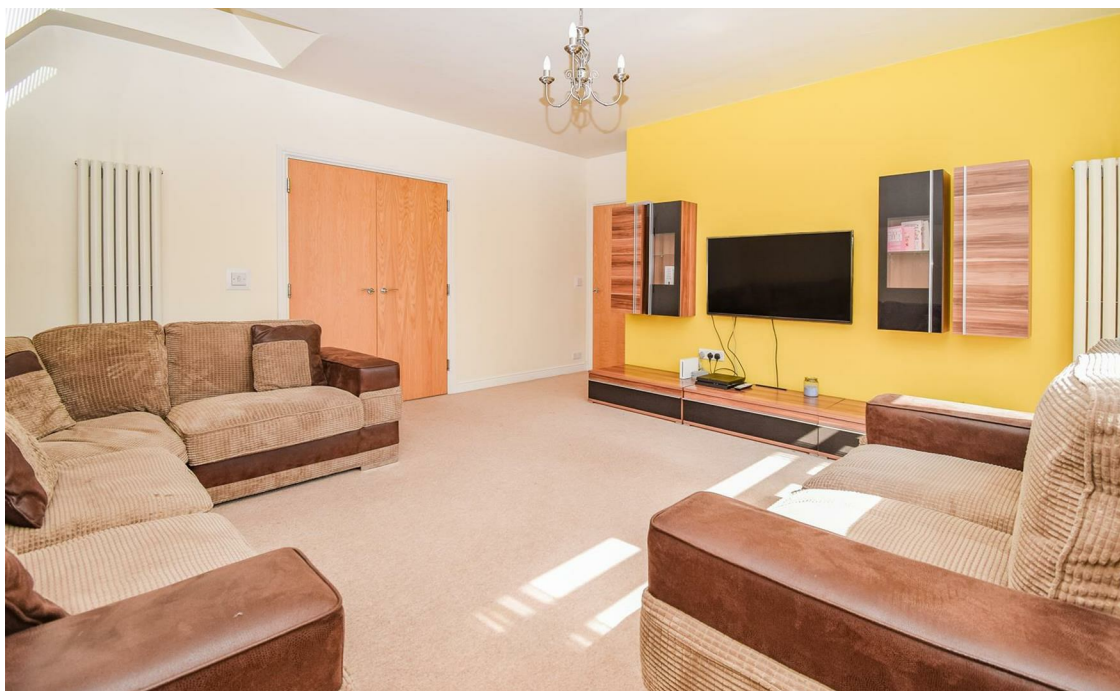
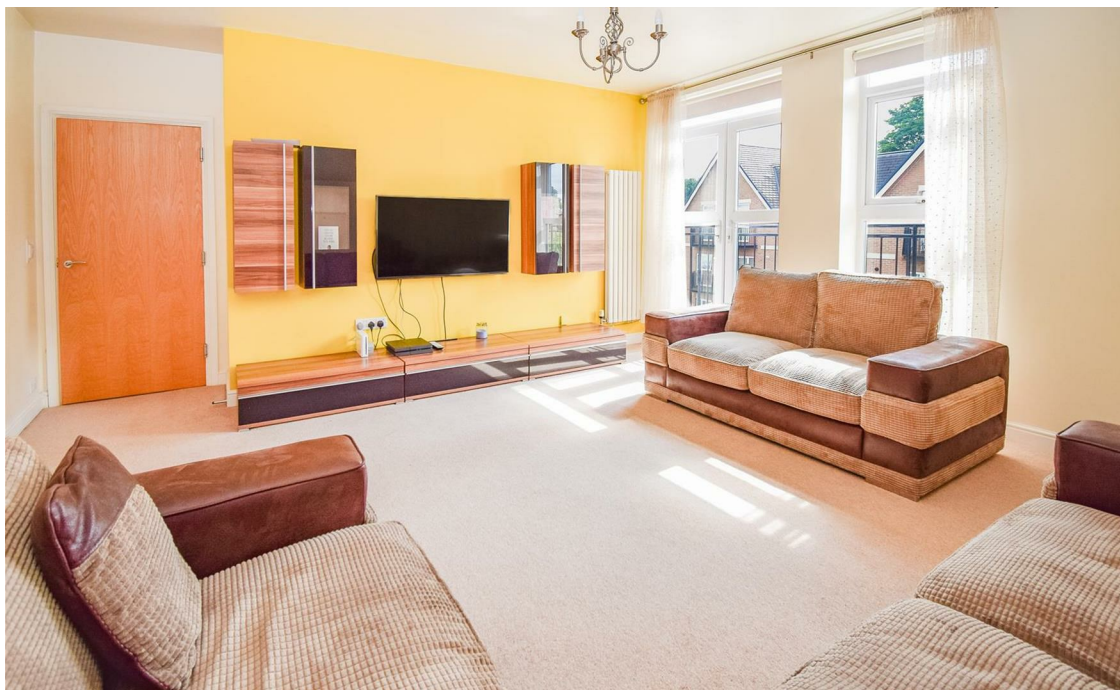


MOST SPACIOUS APARTMENT SET IN EXCLUSIVE GATED DEVELOPMENT
- An opportunity to acquire this exceptionally spacious and beautifully presented second-floor apartment, offering over 1,000 square feet of well-appointed accommodation. The property benefits from a single garage and an allocated parking space, and is situated in a highly sought-after location close to Littleover Village and the Royal Derby Hospital.

The apartment is set within a secure gated development, accessed via remote-controlled entrance gates, with an intercom-controlled communal entrance to the apartment block. The uPVC double-glazed and gas centrally heated accommodation is located on the second floor and briefly comprises: an entrance hallway, a generous living room, a spacious dining kitchen with fitted appliances and a central island, two double bedrooms, including a primary bedroom with en-suite facilities, and a four-piece main bathroom suite.

Externally, the development is set within this beautiful mature plot with well-maintained communal gardens, an allocated parking space, and access to a single brick-built garage equipped with power sockets.





The Detail

The apartment is accessed via an impressive communal entrance hallway with a six-panel door, double-glazed side screens and a staircase to the upper floors. On the second floor, a bright communal landing with windows to the front and rear leads to the apartment's light oak entrance door. Inside, the entrance hallway offers a high ceiling, intercom system, two radiators, a smoke alarm and access to roof space for storage.

The spacious living room features uPVC double-glazed French doors opening onto a Juliet balcony to the front, a matching window and a Velux window to the side. The room includes two radiators, TV and telephone points, contemporary fitted furniture in a walnut and black finish, and internal double doors leading to the kitchen/dining room.

The kitchen/dining room is well appointed with a range of wall and base units, matching worktops and tiled splashbacks. AEG appliances include a four-ring gas hob with extractor, double oven, integrated dishwasher, fridge and freezer. A central breakfast island provides additional storage and a wine rack. Further features include ceramic tiled flooring, high ceilings with LED lighting, concealed worktop lighting, two radiators, and French doors with a Juliet balcony offering far-reaching rear views. Internal doors connect to the hallway and living room.

A separate utility room provides a fitted worktop, space for appliances including washing machine and dryer, Karndean flooring, wall-mounted combination boiler, newly installed RCD consumer unit in 2025, primary telephone point, Velux window and double internal doors.

The primary bedroom benefits from fitted wardrobes with display shelving, matching bedroom furniture, a high ceiling, TV aerial point, radiator and a Juliet balcony to the front. The en-suite shower room comprises a double shower cubicle with electric shower, wash basin, WC, tiled flooring and splashbacks, heated chrome towel rail, mirrored cabinet and extractor fan.

The second bedroom also features a Juliet balcony to the front, TV aerial point, radiator and fitted furniture. The main bathroom is fitted with a four-piece suite including a bath and separate double shower, complemented by tiled flooring, heated chrome towel rail, LED lighting and a rear-facing window.

Outside, the development is approached via remote-controlled gates leading to a tarmac driveway and parking area. The detached garage offers power, lighting and storage space. The attractive communal gardens are well maintained, with lawns, mature trees, gravelled pathways and stocked borders, and benefit from secure gated access for residents to Burton Road.

Service Charge & Share of the Freehold

999 Year Lease from 2008 - Share of the Freehold - 1/18th Share

Monthly Managements Charge for 2026 - £167.24 per month.





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The Location

Littleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including supermarket and a general range of shops and several public houses.

This property is located within walking distance from the Royal Derby Hospital.

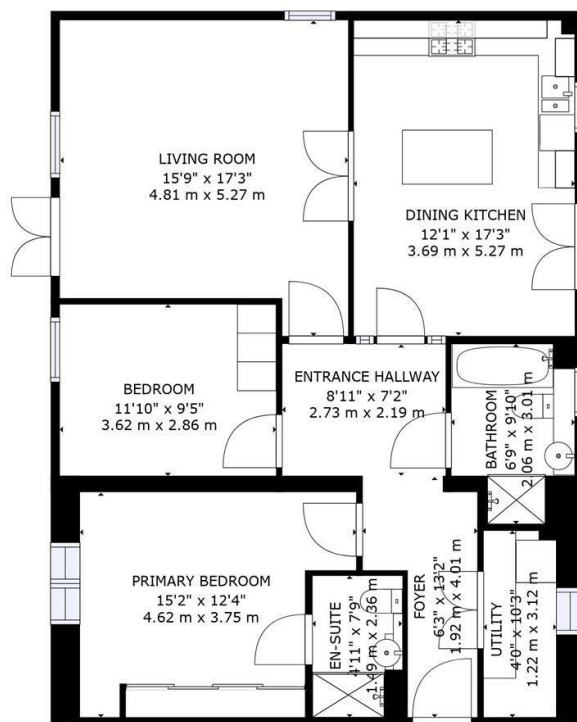
There are good schools at primary and secondary level including being in the catchment area for Littleover Community School and Wren Park Primary School. Private education is also available at Derby High School and Derby Grammar School.

Leisure facilities include Mickleover Golf Course (a short distance from the property) and excellent transport links are close by including easy access on to the A38 and A50 trunk roads leading to the M1 motorway.









GROSS INTERNAL AREA
FLOOR 1: 1053 sq. ft, 98 m²
TOTAL: 1053 sq. ft, 98 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The *Particulars*

- Most Spacious Top Floor Apartment set with Exclusive Gated Development
- Ideal for Professionals & People Looking to Downsize
- Over 1000 Square Feet of Living Accommodation
- Gas Central Heating & Double Glazing
- Entrance Hall, Living Room, Dining Kitchen & Utility
- Two Double Bedrooms, En-Suite & Four Piece Bathroom
- Driveway & Single Brick Built Garage
- Gated Development with Beautiful Communal Gardens
- Close to Royal Derby Hospital & Easy Access to Rolls-Royce
- No Chain Involved

Size

Approx 1053.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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