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Highfields Park Drive  
Darley Abbey, Derby  
£139,950



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



IDEAL FIRST TIME BUY - A well proportioned two-bedroom top-floor apartment is situated on the popular modern development, located off the highly desirable Broadway, close to the beautiful Darley Park and Darley Abbey village. The location is also highly convenient, offering easy access to Derby city centre and Allestree. The property would be ideally suited to a first time buyer, investor or person looking to downsize.

This property and has a communal entrance with intercom entry and stairs to all floors. This second floor apartment features: entrance hallway, spacious living dining room, fitted kitchen, two well proportioned bedrooms and bathroom. The spacious primary bedroom also benefits from fitted wardrobes and en-suite shower room.

Outside, there is a parking area with an allocated parking space along with additional visitor parking spaces.





## The Detail

Accessed via a secure entry system, the well-presented communal entrance hall provides stairs leading to the upper floors.

Stairs lead to the second floor where the apartment entrance door opens into the entrance hallway, with doors leading to all principal rooms.

The spacious living dining room features two windows to the front aspect and ceiling light points. There is ample space for sofas and a dining table, with an archway leading through to the kitchen.

The kitchen is fitted with a range of base cupboards, drawer units and eye-level cabinets. The worktops incorporate a four-ring gas hob and a one-and-a-quarter stainless steel sink. There is an integrated oven, space for a washing machine, slimline dishwasher and fridge/freezer. The kitchen also benefits from tiled splashbacks, a window to the rear aspect and a useful built-in storage cupboard housing the domestic hot water and central heating boiler.

The primary bedroom has a window to the rear aspect and a fitted wardrobe with glass sliding doors. The room also includes a ceiling light point, with a door leading to the en suite shower room. The en-suite is fitted with a fully tiled corner shower enclosure, WC and pedestal wash hand basin with a tiled splashback. There is wood-effect flooring and a ceiling light point.

Bedroom two, currently used by the vendors as features two windows to the front aspect and a ceiling light point.

The bathroom comprises a panelled bath, WC and pedestal wash hand basin with tiled surrounds and recessed ceiling downlights.

To the rear of the property there is a communal parking area with allocated and visitor parking spaces. The development also benefits from communal shrub borders and, just a short stroll away, a pleasant communal green space for residents to enjoy.

The vendor advises that the property is leasehold with an original term of 125 years from November 2008. The current service charge is £856 payable every six months, with an annual ground rent of £309.





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## The Location

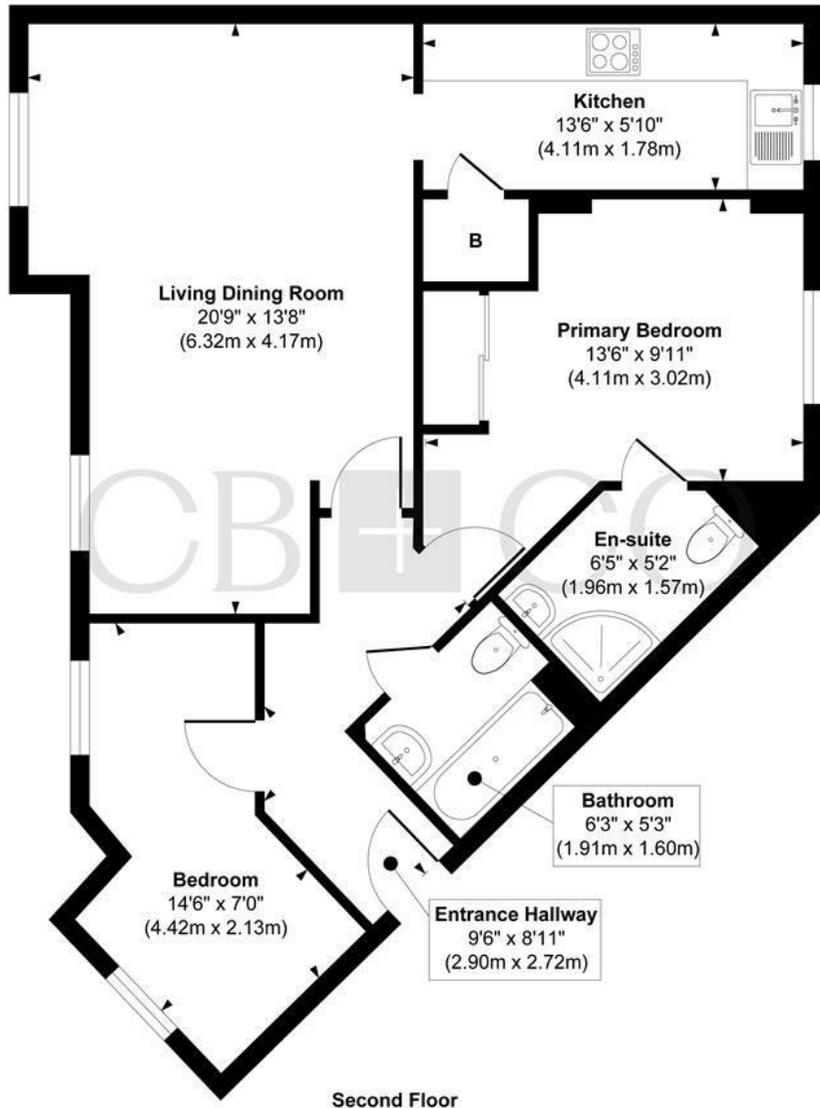
Located off Broadway, just a short distance from the charming Darley Abbey village, this property offers the best of both convenience and vibrant community living. A leisurely stroll will take you to Darley Park, an idyllic green space perfect for outdoor activities, while nearby Darley Abbey Mills boasts a range of lively bars such as Darley Wines, inviting coffee shops like The Lamp House, and popular restaurants including Darleys and Lorentes.

The Mills also offers various gyms and fitness options, catering to those looking to stay active. For those who enjoy a bustling city scene, Derby city centre is within walking distance, offering an array of shops, restaurants, and entertainment. Additionally, Markeaton Park, with its recreational facilities and popular weekly park runs, is just around the corner. Whether you're after a quiet retreat, vibrant dining, or fitness activities, this location truly has something for everyone.





Highfields Park Drive, Darley Abbey, Derby



Second Floor

Approx. Gross Internal Floor Area 733 sq. ft / 68.09 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Spacious Top Floor Two Bedroom Apartment
- Ideal First Time Buy or Investment
- Highly Sought after Location off Broadway
- Communal Entrance with Intercom Entry
- Entrance Hallway, Spacious Living Dining Room & Kitchen
- Two Bedrooms & Bathroom
- Primary Bedroom with Fitted Wardrobes & En-Suite Shower Room
- Allocated Parking Space & Visitor Parking
- Close to Darley Abbey Village & The Beautiful Darley Park
- Easy Access to Derby City Centre & Derby University

### Size

Approx 775.01 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B

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*Let's Talk*

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