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Maple Grove, Allestree
DE22 2HD £175,000



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



IDEAL FIRST TIME BUY, NO CHAIN – This beautifully presented two bedroom first floor apartment offers a wonderful balance of comfort, practicality and outdoor space within a quiet cul-de-sac setting in Allestree. The interior has been thoughtfully maintained, creating bright and welcoming living spaces ideal for both everyday living and entertaining.

A generous lounge opens onto a covered balcony, providing an enjoyable spot to relax with pleasant views towards Kedleston. The property also benefits from a well-proportioned dining kitchen and two spacious bedrooms, including a principal bedroom with fitted wardrobes. Outside, a particularly appealing feature is the large private garden surrounded by mature trees and hedging, offering a peaceful and secluded environment rarely found with apartments. The property is offered for sale with no upward chain.





The Detail

The apartment is approached via a covered storm porch leading into a ground floor entrance lobby, where stairs rise to the first floor accommodation. The hallway provides access to the loft and features a deep storage cupboard that also houses the modern combination boiler supplying gas central heating and hot water.

The living room is generously proportioned and centred around a feature fireplace, creating a welcoming setting to relax or entertain. A UPVC door leads directly onto the covered balcony, forming a pleasant outdoor seating area ideal for morning coffee or evening relaxation.

The dining kitchen is well appointed with a range of wall and base units, laminate work surfaces and integrated appliances including an electric oven, gas hob, extractor and microwave. There is additional space for a washing machine and upright fridge freezer, while the layout comfortably accommodates a dining table and chairs.

Both bedrooms are positioned to the rear of the property, overlooking the gardens and enjoying a peaceful outlook. The principal bedroom is a spacious double featuring full-width fitted wardrobes by Sharp's, while the second bedroom provides a versatile space that could also be used as a study or home office.

The bathroom is finished with a modern three-piece suite including a panelled bath with mains shower over, vanity unit with wash basin and concealed WC.

Externally, the property benefits from a large private garden enclosed by mature trees and hedging, with lawned areas, seating spaces and a garden shed. Backing onto Allestree Park, the garden offers a particularly private retreat and a wonderful connection to the surrounding greenery. This is leased from Derby Homes.

Lease Details

A 125 year lease was originally granted in February 1993 with 93 years remaining.

The leaseholder is Derby Homes

Current lease charges are:

- Buildings Insurance - £77.00 per quarter
- Insurance Admin - £7.70 per quarter
- Day to Day repairs - £12.50 per quarter
- Ground Rent - £10.00 - Annually
- Management Fee - £1.25 per quarter.
- Garden - £10.00 - Annually





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The Location

Allestree is a popular residential area of Derby known for its leafy surroundings and welcoming community feel. Close by, Blenheim Parade serves as a convenient local hub where residents will find a selection of independent shops, cafés, coffee shops, convenience stores, a pharmacy and everyday services.

Green space plays a central role in the area's appeal. Allestree Park, with its expansive parkland, woodland walks and lakeside setting, provides a popular destination for walking, cycling and outdoor relaxation. The nearby Kedleston Estate offers further countryside scenery and scenic routes for weekend walks.

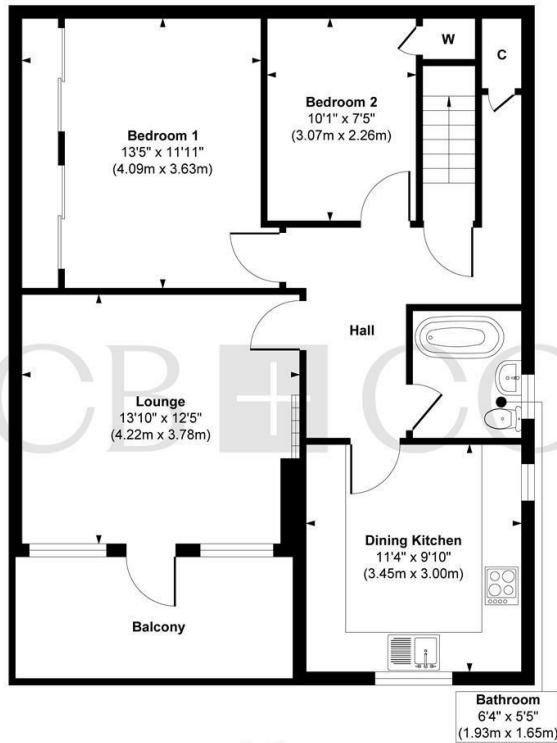
For a wider range of amenities, Park Farm Shopping Centre offers supermarkets, cafés and leisure facilities, while regular public transport services provide straightforward access into Derby city centre. The balance of green surroundings, local amenities and strong connectivity makes this a particularly desirable place to live.







Maple Grove



First Floor

Approx. Gross Internal Floor Area 719 sq. ft / 66.85 sq. m

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

Produced by Elements Property

The Particulars

- Spacious Two Bedroom First Floor Apartment
- Bright Lounge With Doors To Covered Balcony
- Stylish Modern Dining Kitchen With Integrated Appliances
- Spacious Principle Bedroom With Extensive Mirrored Wardrobes
- Versatile Second Bedroom Or Study
- Contemporary Bathroom With Mains Shower
- Private Garden Backing Onto Allestree Park
- Views Towards Kedleston Hall
- Close To Blenheim Parade Local Amenities
- Offered For Sale With No Upward Chain

Size

Approx 699.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

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Let's Talk

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