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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd September 2026



PECKERDALE GARDENS, SPONDON, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Introduction

Our Comments



Useful Information:

- > Modern Second Floor Apartment
- > Ideal First Time Buy/Investment Opportunity
- > Two Bedrooms, Master Bedroom With En-Suite Shower Room
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Leasehold

Property Description

A modern second-floor apartment, ideally suited to an investment purchaser or first-time buyer, situated within a secure gated development. The property offers well-presented accommodation comprising two double bedrooms, with the master bedroom benefiting from an en-suite shower room. There is also a bright and spacious open-plan living, dining and fitted kitchen area, featuring a Juliet balcony. Further benefits include an allocated parking space, making this an attractive opportunity for both owner-occupiers and investors. The property offers UPVC double glazing and electric heating and briefly comprises:- communal secured reception hallway with staircase, entrance hallway with storage space, open plan lounge/dining room with Juliet balcony and fitted kitchen with in-built oven and hob. There are two double bedrooms (master having an en-suite shower room, Juliet balcony to second) and modern bathroom with a three piece suite. Externally, the property benefits from an allocated parking space and communal gardens.

Room Measurement & Details

Communal Entrance Hallway With Secured Intercom System:

Reception Hallway:

Open Plan Lounge/Dining Area/Fitted Kitchen: (19'6" x 14'8") 5.94 x 4.47

Master Bedroom: (11'2" x 9'7") 3.40 x 2.92

En-Suite Shower Room: (5'6" x 4'4") 1.68 x 1.32

Double Bedroom Two: (11'8" x 9'7") 3.56 x 2.92

Bathroom: (6'8" x 6'4") 2.03 x 1.93

Outside:

There is the benefit of an allocated parking space and communal gardens.

Please Note:

Within the meaning of the estate agency act 1979, the seller of this property is an associate of Hannells.

Additional Note:

Photos were taken prior to current tenants moved in.

Leasehold Information:

We understand that the property is held on a 155 year lease 1st January 2005 with 133 years remaining Annual Ground Rent & Service Charge: £150.00 and £1700.00 (All details should be verified by your legal advisor)

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3.

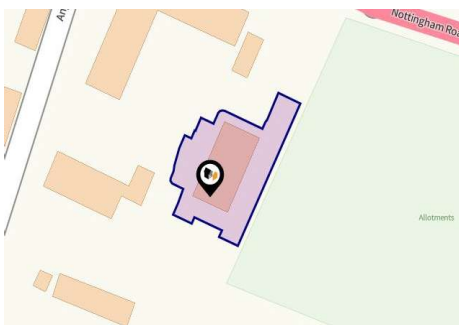
Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract.

Information should be independently verified. Hannells Limited and its employees or agents are not

entitled to make representations or warranties regarding the property. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

Property Overview

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A Moving Experience



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	527 ft ² / 49 m ²
Plot Area:	0.29 acres
Year Built :	1991-1995
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY430541

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



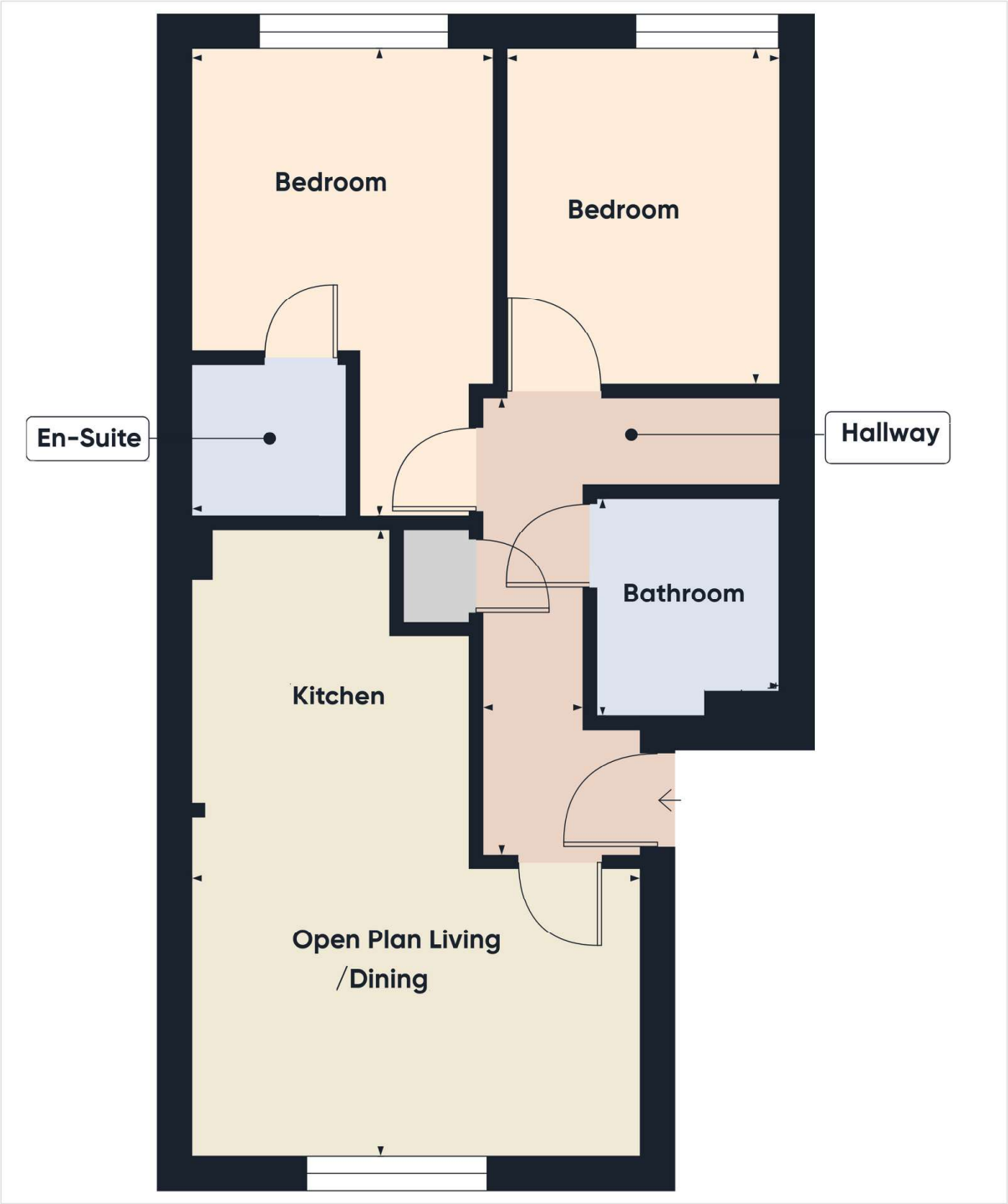
Satellite/Fibre TV Availability:







PECKERDALE GARDENS, SPONDON, DERBY, DE21



Property EPC - Certificate



Peckerdale Gardens, Spondon, DE21

Energy rating

C

Valid until 21.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	None of the above
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	56 m ²



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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