



**12 California Gardens, Derby, DE22 3HT**

**£95,000**

This delightful one bedroom maisonette is ideal for couples, first time buyers, and investors. Situated in a cul de sac, it offers easy access to public transport links, local amenities, and green spaces. With a separate reception room boasting a fireplace and views over the well maintained grounds and parking, this first floor property is sure to charm. Avoid disappointment, book your viewing today!



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### Entrance to:

### Hall, Stairs

Carpeted and neutrally decorated with side aspect part obscure glazed composite main entrance door.

### Landing

Having wood effect laminate flooring and neutral decor with radiator, access to roof space.

### Lounge

15'0" x 10'5" (4.59 x 3.2)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, wooden Adam style fireplace with electric fire, tv point, cable point, radiator.

### Kitchen

11'1" x 7'5" (3.38 x 2.28)



Having ceramic tiled flooring and neutral decor with front aspect upvc double glazed window, a range of fitted wall and floor units to wood effect with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, inset stainless steel sink with drainer and chrome hot and cold taps, built in storage cupboard, radiator.

### Bedroom

15'0" x 8'10" (4.59 x 2.71)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, radiator.

### Bathroom

7'11" x 8'6" (2.42 x 2.6)



Having ceramic tiled flooring and neutral decor with front aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, walk in cupboard with wall mounted Isar gas combination boiler.

### OUTSIDE



The maisonette sits on a development of like properties, sharing

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communal grounds with maintained lawns. To the front you will find unallocated car parking for the benefit of the maisonettes at this point.

There is a row of garages, owned by Derby City Council and subject to availability, the buyer may be able to secure a rental of one of these.

### Material Information

Council Tax Band: A

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

### LEASEHOLD INFORMATION (if applicable):

Lease until 2107 (84 years)

Lease is £312 per year and covers all communal maintenance and ground rent.

Air Quality: Get air quality data for this address here:  
<https://addresspollution.org/>

### What3Words Location

///trades.leader.crib

### Buying to Let?

Guide achievable rent price: £650 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Disclaimer

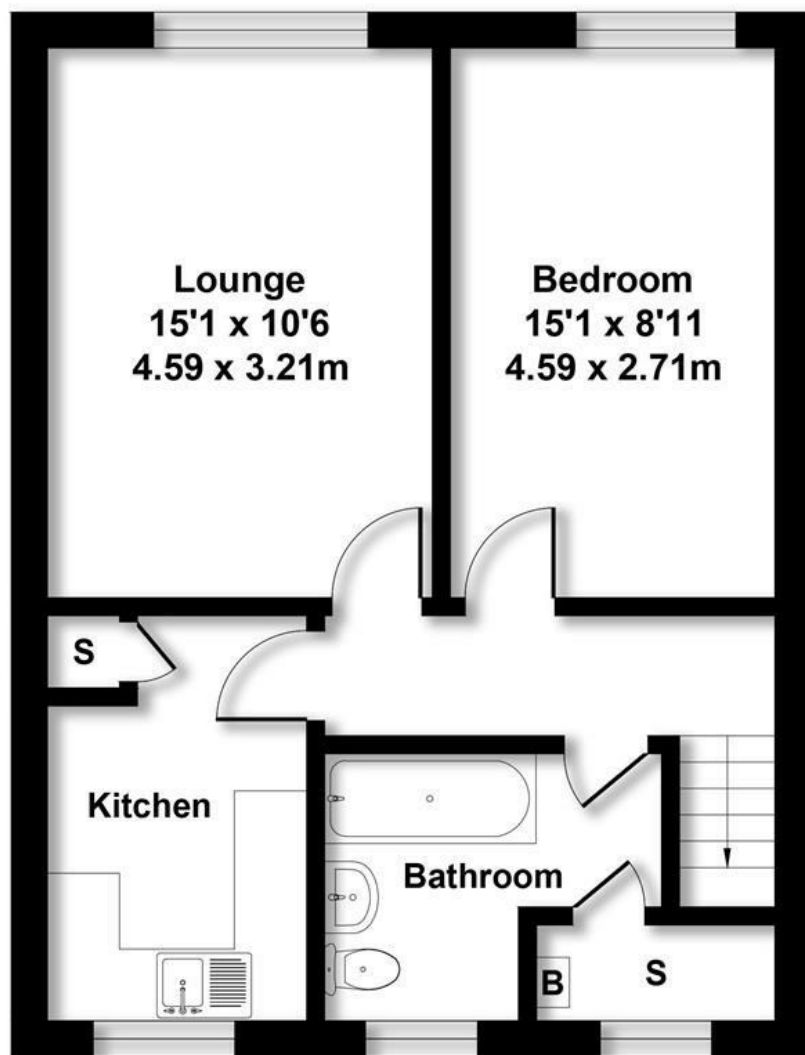
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



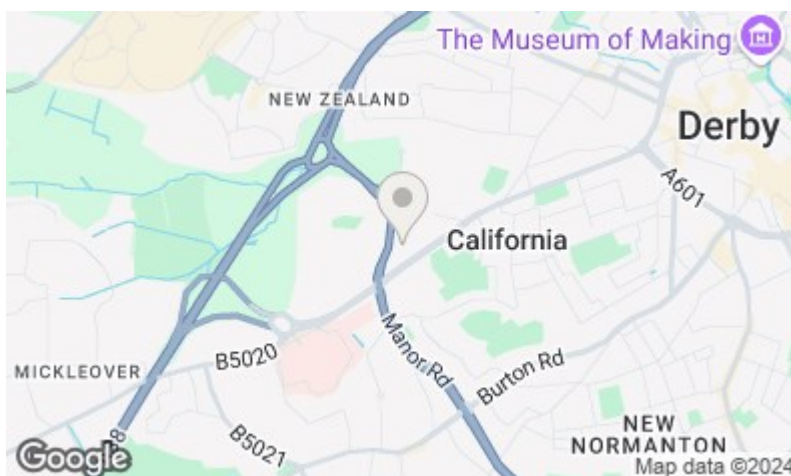
Sales: 01283 777100  
Lettings: 01332 511000  
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# 12 California Gardens

Approximate Gross Internal Area  
527 sq ft - 49 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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