



**Potters Place, Foolow Avenue, Chesterfield S40 2FA**



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**Potters Place, Foolow Avenue, Chesterfield**

Offered for sale with NO CHAIN is this well presented stylish TWO BEDROOM ground floor apartment which offers excellent on-site facilities and Home for Life, Independent Living - Extra Care facilities for people aged 55 and over. Viewings are highly recommended to truly appreciate this apartment.



## Additional Features

The complex offers excellent on site facilities, to include; lift access, a communal lounge kitted out with a range of furniture, TV and electric fire, a dining restaurant where residents can eat together and which provides a delivery service to the apartments. There is a small and easy to access shop for the essentials, hairdressing/beauty salon, extensive communal gardens with a number of seating areas and on-site parking. The complex has an audio door entry system linked to the front door of the building, an emergency call system, smoke alarms, under-floor communal heating (with resident control) and double glazing throughout. The apartments are secure and energy efficient. Telephone points and TV aerial sockets are provided and apartments are able to receive Sky Plus.

## Entrance Hallway

The entrance hallway is fitted with the careline warden alarm, and two built in storage cupboards, whilst access is given to the living accommodation.

## Open Plan Living Space

10' 7" x 23' 5" ( 3.23m x 7.14m )

### Lounge Area

This well appointed lounge/dining area is fitted with a careline warden alarm pull cord, telephone point, TV and Sky point, door entry handset, carpet to the flooring and room controlled under floor heating. There is a rear south facing PVCu double glazed window and door opening to a paved seating area. The room extends to the kitchen area.

### Kitchen Area

Fitted with a good range of modern wall, base and drawer units with contrasting work surfaces, and an inset stainless steel sink and mixer tap with complimentary splashback tiling to the walls. Integrated appliances include an electric oven with electric hob and extractor fan above. Space is further offered for a fridge/freezer and space and plumbing for an automatic washing machine. Completing the area is the complimentary wood effect laminate with under floor heating and feature spot lighting to the units and kitchen plinths.

## Master Bedroom

9' 3" x 16' 4" ( 2.82m x 4.98m )

A rear facing double bedroom which is fitted with a careline warden alarm pull cord, telephone point, TV point, door entry handset, carpet to the flooring, room controlled under floor heating, a rear facing PVCu double glazed window and an internal door which opens to the shower room.

## Bedroom Two

8' 2" x 11' ( 2.49m x 3.35m )

A further rear facing bedroom, again fitted with a careline warden alarm pull cord, carpet to the flooring, room controlled under floor heating and a rear facing PVCu double glazed window.

## Wet Room

Accessed from both the hallway and the master bedroom, this spacious wet room is fitted with a careline warden alarm pull cord, a white suite comprising; a low flush w.c, a wall mounted wash hand basin and walk in tiled shower with curtain. The room is finished with partial tiling to the walls, an extractor fan and non slip flooring.

## Outside & Exterior

The property offers a private patio area which is accessed through the door of the lounge, an ideal space for outside seating, whilst all residents have access to the communal picturesque landscape gardens with further seating areas.



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## Potters Place, Foolow Avenue, Chesterfield

- A Well Presented Two Bedroom Ground Floor Apartment
- Open Plan Lounge & Kitchen with Under floor Heating
- Two Good Sized Bedrooms & Wet Room
- Door Entry & Emergency Call System
- Excellent Range of On-site Facilities to Include Cafe & Beauty Salon
- Communal Lounge & Landscaped Gardens
- Home for Life, Independent Living - Extra Care facility for Over 55's
- Offered For Sale with No Upward Chain

Tenure: Leasehold EPC Rating: B

# £150,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
CSF101872 - 0009

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 **william h brown**



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