



Oakland Village, Swadlincote

 2  1  1

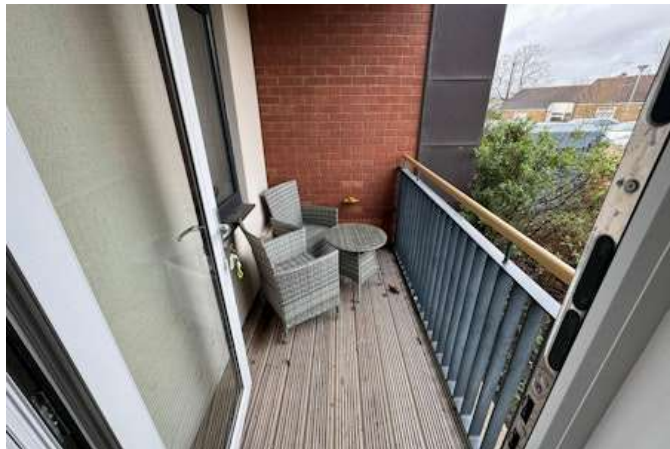


Guide price £215,000



## Key Features

- Over 55's
- Modern Spec
- Sun Terrace
- Two Well Proportioned Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- EPC rating C
- Leasehold





**PURPOSE BUILT RETIREMENT APARTMENTS IN THE HEART OF SWADLINCOTE!** The Oakland Village Retirement complex caters for over 55's and offers 1 & 2 bedroom apartments with an impressive finish along with a comprehensive range of facilities allowing residents to engage in variety of community activities & groups, as much or as little as they choose! This two bedroom, ground floor apartment occupies a prime position with a balcony seating area.

### Accommodation In Detail

**Entrance Hall** 1.4m x 4m (4'7" x 13'1")  
having storage cupboard off.

**Kitchen** 2.3m x 4.7m (7'6" x 15'5")  
having base and wall mounted units, plumbing for washing machine, space for cooker, stainless steel sink and draining unit, space for fridge/freezer and tiled splashback.

**Reception Room** 5m x 3.4m (16'5" x 11'2")  
having one central heating radiator, feature fireplace with fitted electric fire, Upvc double glazed window to rear elevation and patio door leading out to patio seating area.

**Wet Room**  
having walk-in shower cubicle, low level wc, pedestal wash basin and one central heating radiator.

**Bedroom One** 3.7m x 3.9m (12'1" x 12'10")  
having Upvc double glazed window to rear elevation and one central heating radiator.

**Bedroom Two** 2.57m x 2.82m (8'5" x 9'4")  
having Upvc double glazed window to rear elevation and one central heating radiator.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

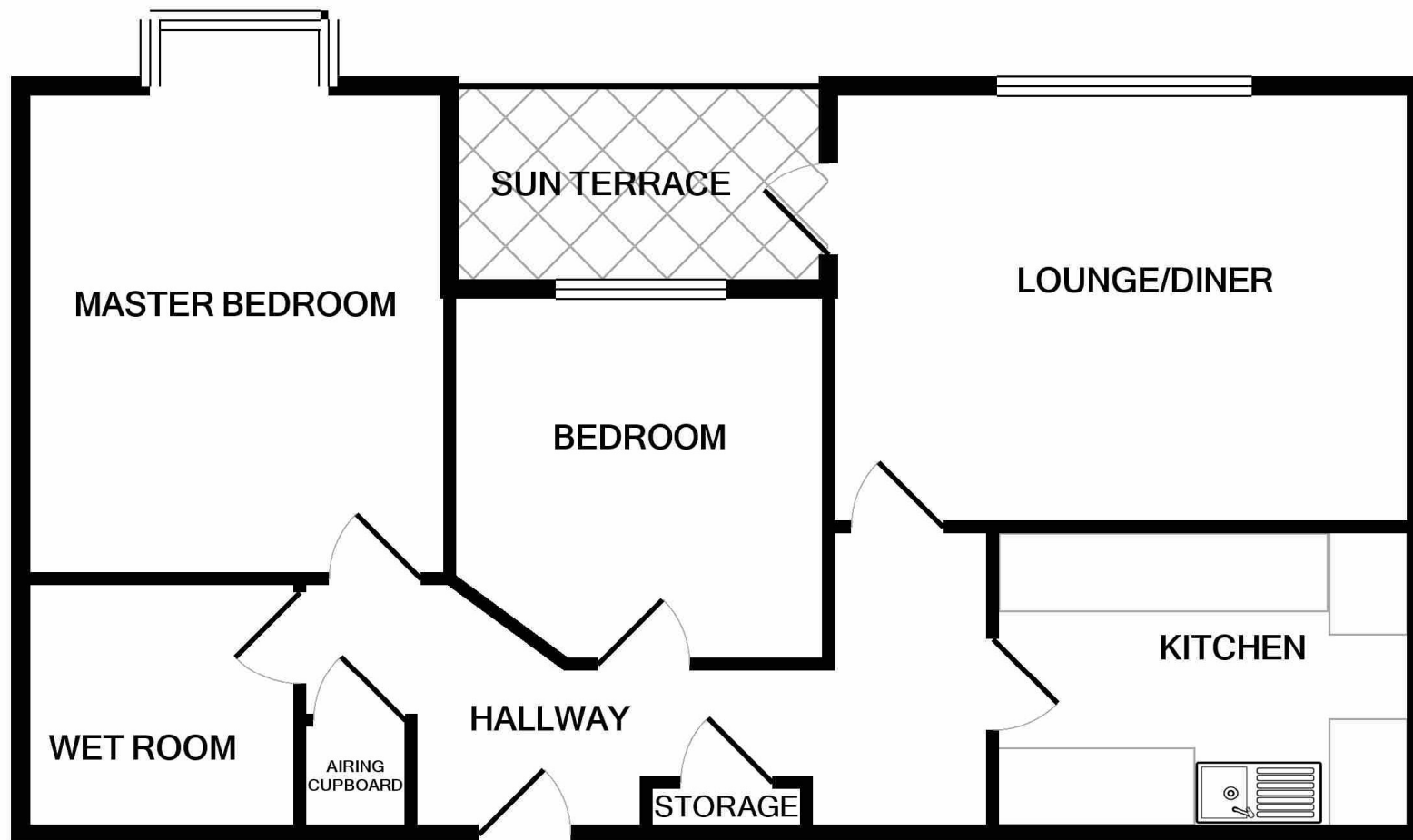
### Tenure

Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

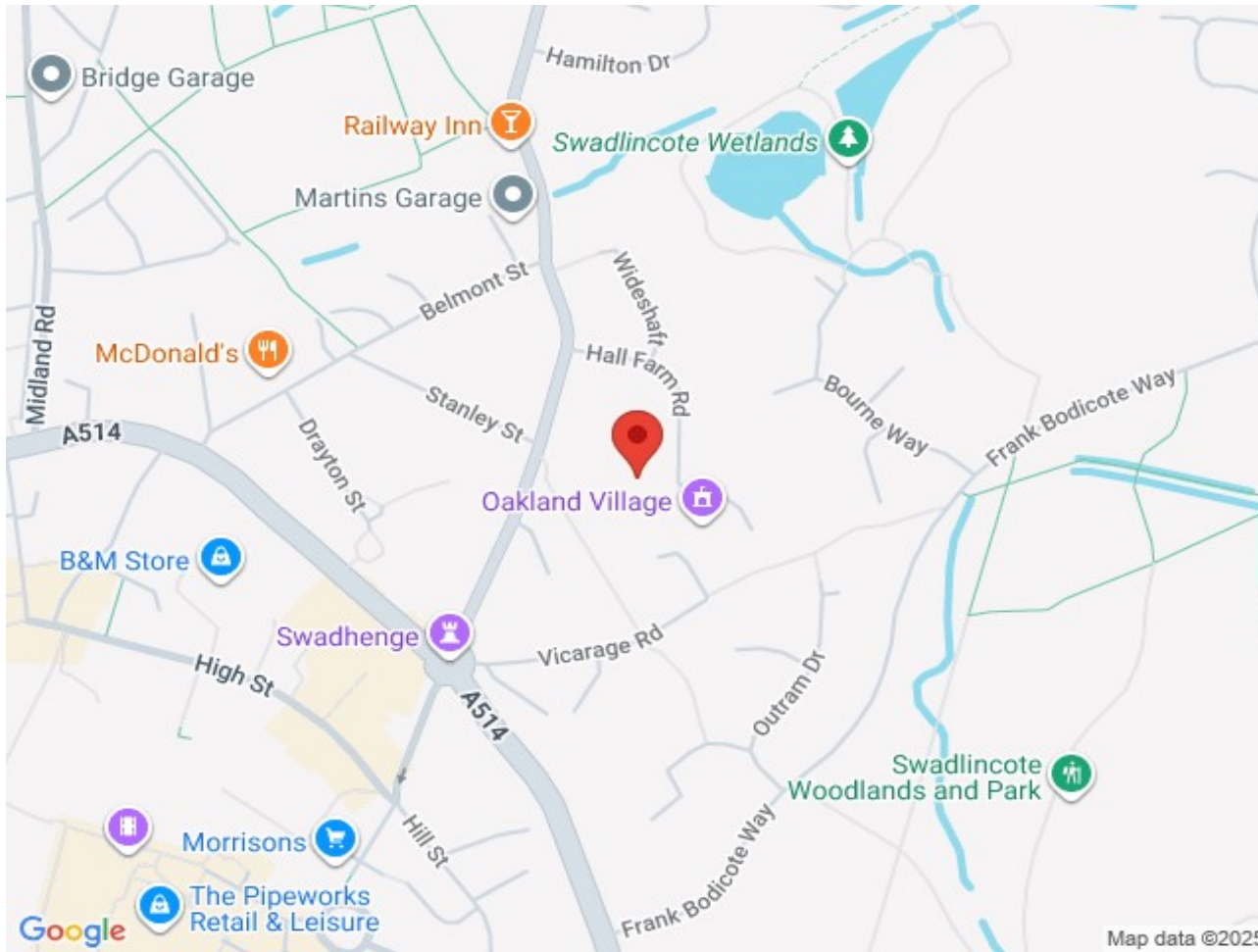




**TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:  
233 A. Hill Rd, L1, 10th, 10th