



Oaklands Village, Swadlincote,  
Derbyshire



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£225,000

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## Key Features

- Prime Ground Floor Apartment
- Over 55's Retirement Complex
- Two Bedrooms
- Lounge Diner
- Patio Area
- Immediate Vacant Possession
- EPC rating B
- 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 an enviable, prime position with a patio area overlooking the South facing landscaped communal garden! NO UPWARD CHAIN! HURRY TO VIEW! CALL NEWTON FALLOWELL



**Location** - The bustling South Derbyshire market town of Swadlincote, located in the Heart of the National Forest, offers a wide range of retail, leisure and health facilities, and has undergone significant re-development in recent years. The town has good access to the motorway network, including the M42, M1 and A50, with Derby, Birmingham, Nottingham, Leicester & Stoke all within an hours drive. The local towns of Burton on Trent and Ashby de la zouch are also within 10 -15 minutes drive.

### Accommodation In Detail

Safety fire door leading to:

#### Entrance Hall

having doorbell chime, thermostat for central heating, one central heating radiator and built-in airing cupboard providing storage, boiler and consumer unit for electrics.

#### Lounge/Diner

having media points, one central heating radiator, wood effect vinyl flooring, Upvc double glazed window to rear elevation and Upvc double glazed leading to patio area.

**Dining Area 2.66m x 2.42m (8'8" x 7'11")**

**Lounge Area 4.68m x 2.3m (15'5" x 7'6")**



#### **Kitchen 2.77m x 3.03m (9'1" x 9'11")**

having range of base and wall mounted units, laminate work surface, four ring electric hob with extractor over, single electric oven, space for washing machine and fridge/freezer, stainless steel sink and drainer with chrome mixer tap, tiled splashback and vinyl flooring.

#### **Master Bedroom 3.82m x 3.31m (12'6" x 10'11")**

having one central heating radiator and Upvc double glazed window to rear elevation.

#### **Bedroom Two 2.22m x 2.9m (7'4" x 9'6")**

having one central heating radiator and Upvc double glazed window to rear elevation.

#### **Wet Room 2.16m x 2.03m (7'1" x 6'8")**

having low level wc with hidden cistern, wall hung wash basin with chrome mixer tap, shaver point, wall lighting, extractor fan, low level shower in wet area, one central heating radiator and tiling to walls.

#### **Outside**

Benefits from a almost south facing patio area, this is fantastic place to sit with mature hedges and plants and opens into the communal garden.

#### **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.

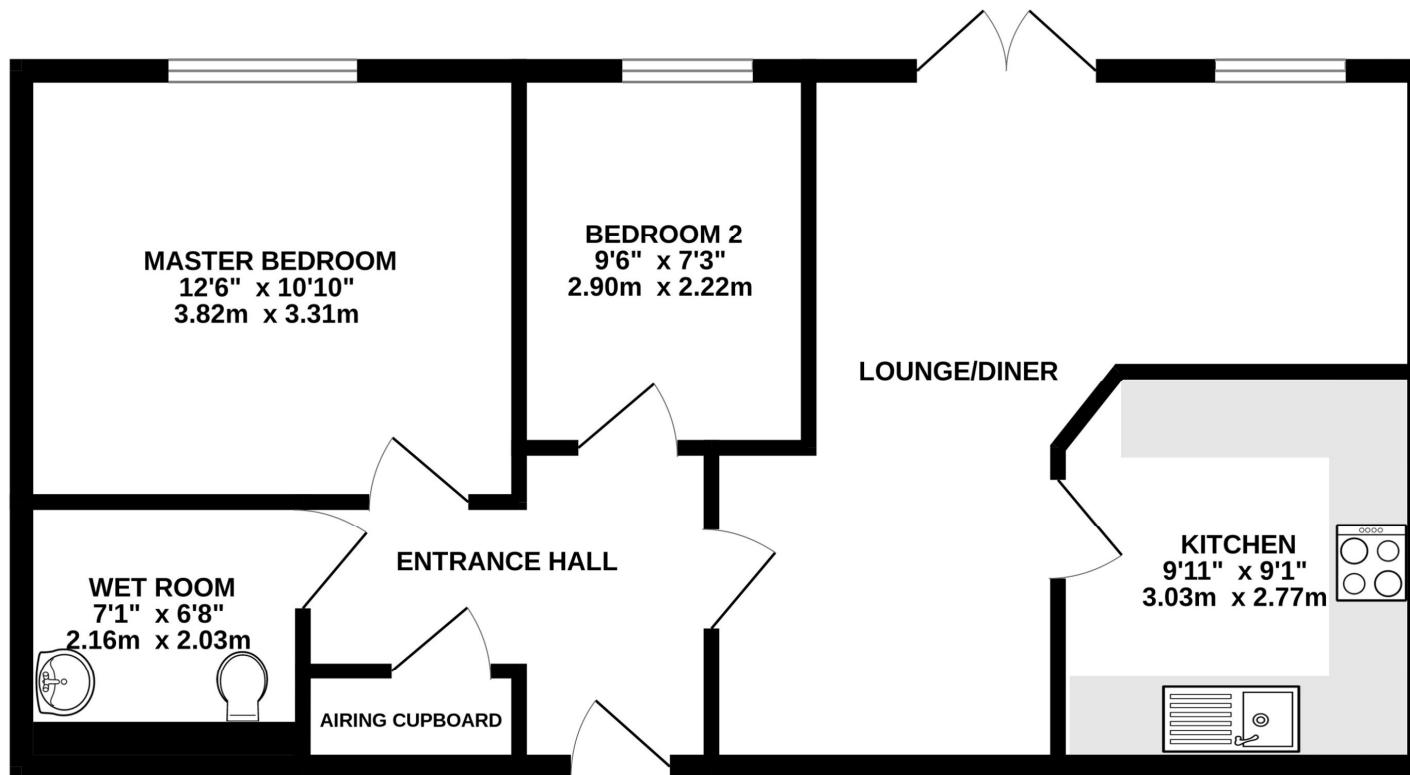
#### **Tenure**

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**

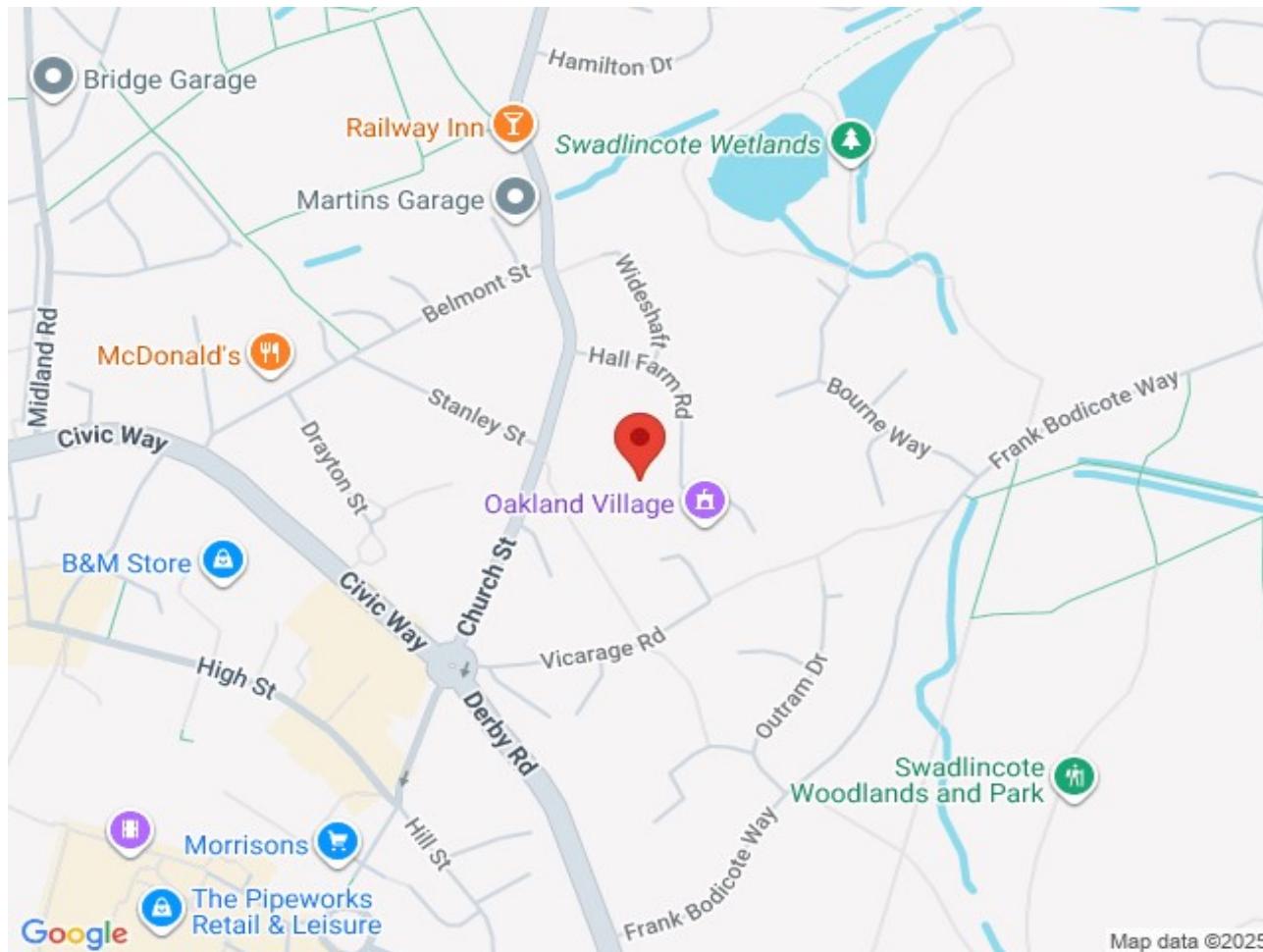
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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	
WWW.EPC4U.COM			

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