



Oakland Village, Oakland Village,
Swadlincote



Shared ownership £110,000



Key Features

- 50% Shared Ownership
- Over 55's Retirement Complex
- Two Bedroom Apartment
- Open Plan Living
- Open Plan Kitchen
- Balcony Seating Area
- EPC rating C
- Leasehold





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.

A modern, two bedroom, purpose built apartment forming part of the Oakland Village retirement development, specifically catering for the over 55's. With independent heating and UPVC double glazing. This apartment comes with an an open plan lounge/dining room and kitchen with contemporary style wall and base units, with appliance spaces. There's also a shower room with walk in shower, wash basin and WC. Both of the bedrooms are located to the front of the dwelling, one is a good size double and the other is a good size single. There are also a door off the living area to a balcony seating area.

SERVICES: Water, and electricity are connected. 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. MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. TENURE:

LEASEHOLD - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Service Charges: We have been advised by Trident Housing Association that there is a weekly service charge of £95.91. Extra care packages can be arranged for an additional charge.

Residents must be aged 55 or over to apply A personal assessment of your needs and circumstances may be required. Please ask Newton Fallowell for further details.

The property is being sold on a 50% shared ownership basis. Rent is payable on the remaining 50% share which is around £84.95 a week.

Room Sizes

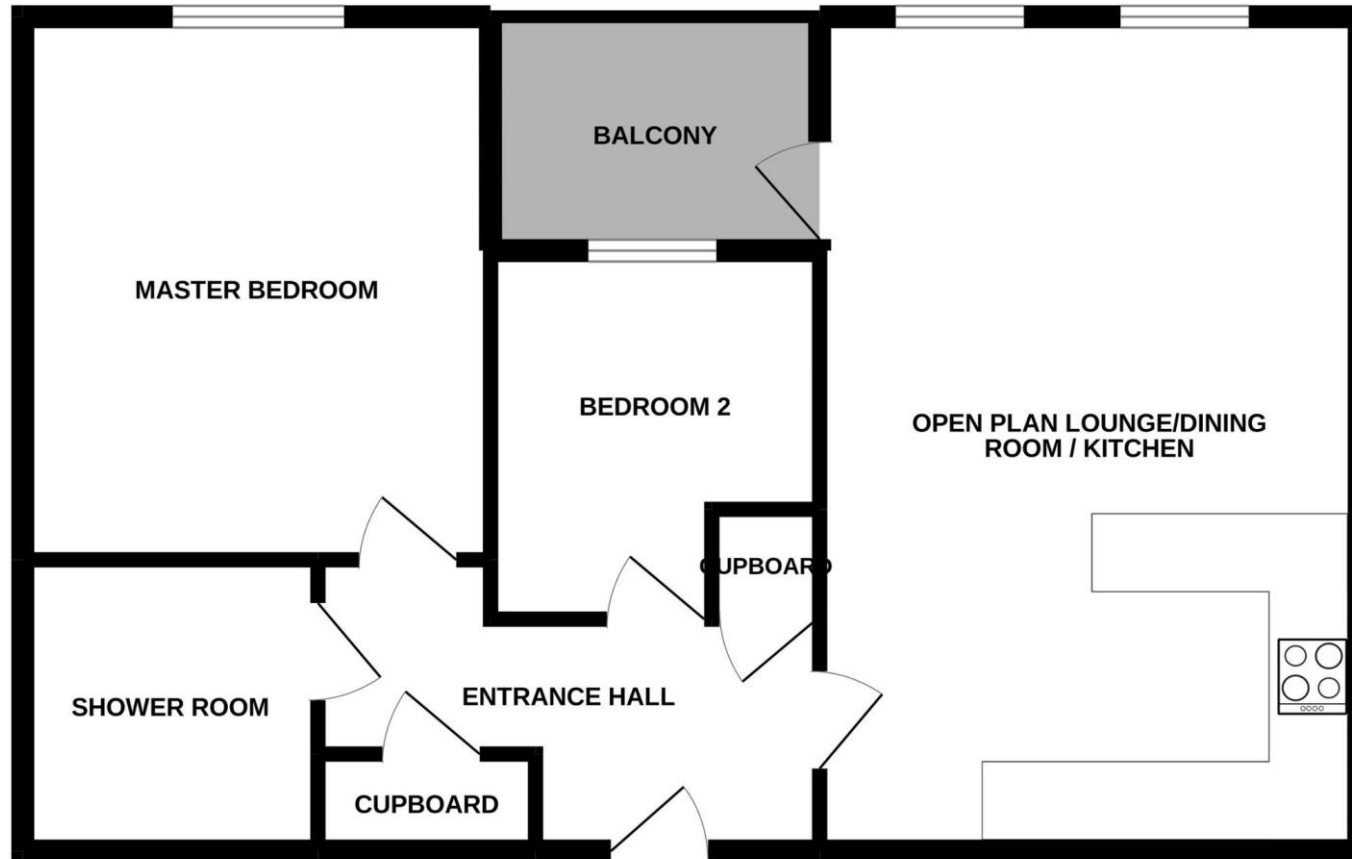
Open Plan Living/Kitchen 4.22m x 6.52m (13.8ft x 21.4ft)

Master Bedroom 3.66m x 4.25m (12ft x 13.9ft)

Bedrom Two 2.57m x 2.88m (8.4ft x 9.4ft)

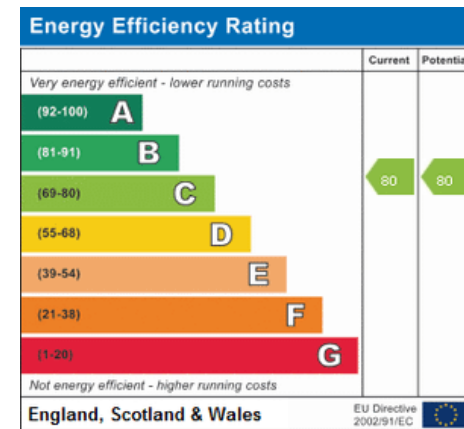


GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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Address:
231 Yarnbrook Way