



**Flat 104 - Oakland Village Hall Farm Road  
Swadlincote, Derbyshire DE11 8ND  
Reduced to £215,000**

**lizmilsom**  
properties 

## Flat 104 - Oakland Village Hall Farm Road, Swadlincote, Derbyshire DE11 8ND

\*\* LIZ MILSOM PROPERTIES LTD \*\* are delighted to offer for sale this very well equipped TWO BEDROOM ground floor apartment, situated in the highly regarded Oaklands Village, being ready for immediate occupation. Prospective purchasers are strongly advised to view, WITHOUT DELAY - Facilities available at Oakland Village include: Restaurant, Bar/Bistro, Village Hall, Shop, Multi Faith Room, Hobby Craft Room, Gym, Library and Hairdressers, something to suit everybody's taste and interests. The apartment is situated on the outskirts of this development, being within easy walking distance of the thriving town centre and amenities , local bus routes and the local Eureka Park - EPC Rating "B" / Council Tax "A" - CALL TODAY.....

- Oakland Village - Over 55's Retirement Village
- Spacious Lounge/Diner
- 2 Bedrooms
- Balcony & Prime Front Location
- 100% SHARE
- Ideal GROUND FLOOR
- Separate Breakfast Kitchen
- Wet Room
- NO UPWARD CHAIN
- EPC Rating "B"



## Description

A well placed and very well equipped two bedroomed ground floor apartment is situated in the highly regarded Oaklands Village, being ready for immediate occupation. Prospective purchasers are strongly advised to view, WITHOUT DELAY

Facilities available at Oakland Village include: Restaurant, Bar/Bistro, Village Hall, Shop, Multi Faith Room, Hobby Craft Room, Gym, Library and Hairdressers, something to suit everybody's taste and interests.

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## The Accommodation in More Detail

### Reception Hallway

103 x 7'10 (31.39m x 2.39m )

With useful built-in cupboard, housing the electric boiler, further deep built-in storage cupboard, access to loft hatch and emergency pull cord.

### Lounge/Diner

17'8 x 15'9 (5.38m x 4.80m )

Having a windows overlooking the front aspect, with fitted vertical blind, fitted carpet, TV point, radiator, smoke alarm and side door leading to the balcony which overlooks Hall Farm Road.

### Breakfast Kitchen

9'10 x 9'3 (3.00m x 2.82m)

Having an extensive range of wall and floor mounted fitted units with ample rolled edge work surface areas over with inset stainless steel sink and drainer and incorporating a tall larder unit.

Included in the sale are the Zanussi electric hob, oven and extractor fan, attractive part tiled splashbacks and plumbing for an automatic washer. Flooring covering and inset lighting.

### Bedroom One

12'6 x 10'9 (3.81m x 3.28m)

A generous sized bedroom with window overlooking the front elevation, electric radiator, Tv point and fitted carpet.

### Bedroom Two

10'7 x 7'5 (3.23m x 2.26m)

The smallest of the two bedrooms with double glazed window to the front elevation, electric radiator and fitted carpet.

## Walk-In Shower Room

6'8 x 5'10 (2.03m x 1.78m)

With a spacious walk-in Shower Room with ample space for wheel chair for mobility. Pedestal wash hand basin and low-level WC. Special non slip floor covering and separate shower cubicle with screen and fitted Triton electric shower and heater.

## SERVICE CHARGES:

We have been advised by Trident Housing Association that there is service charge the correct figures of which are

Charges are 3 monthly on the 25th of March, June, September and December. The current charge for service charge is £1,216.89 every 3 months. This can be paid however the new resident prefers so can be paid monthly or paid full every 3 months. Extra care packages can be arranged for an additional charge.

## SHARED OWNERSHIP

Prices below are for 2022/2023 - THIS PROPERTY IS 100% OWNED

## PETS

Pets are accepted if they are already owned but cannot be replaced once they die. They do of course have to be a responsible pet owners, not allowing them to disturb other residents, cleaning up after them, taking them off site for exercise etc

## COMMUNAL FACILITIES:

Communal Facilities - Oakland Village offers a variety of communal facilities including:

- \* Beautiful landscaped to include Veg/Fruit Gardens
- \* Lounge areas
- \* Restaurant, Bar & Bistro
- \* IT suite
- \* Library & Craft Room
- \* Hairdressers
- \* "Village Hall"
- \* On Site Car Parking
- \* Shop
- \* Multi faith room
- \* Laundry

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

## Tenure

Leasehold - with vacant possession on completion. Liz Milsom Properties 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.

## Services

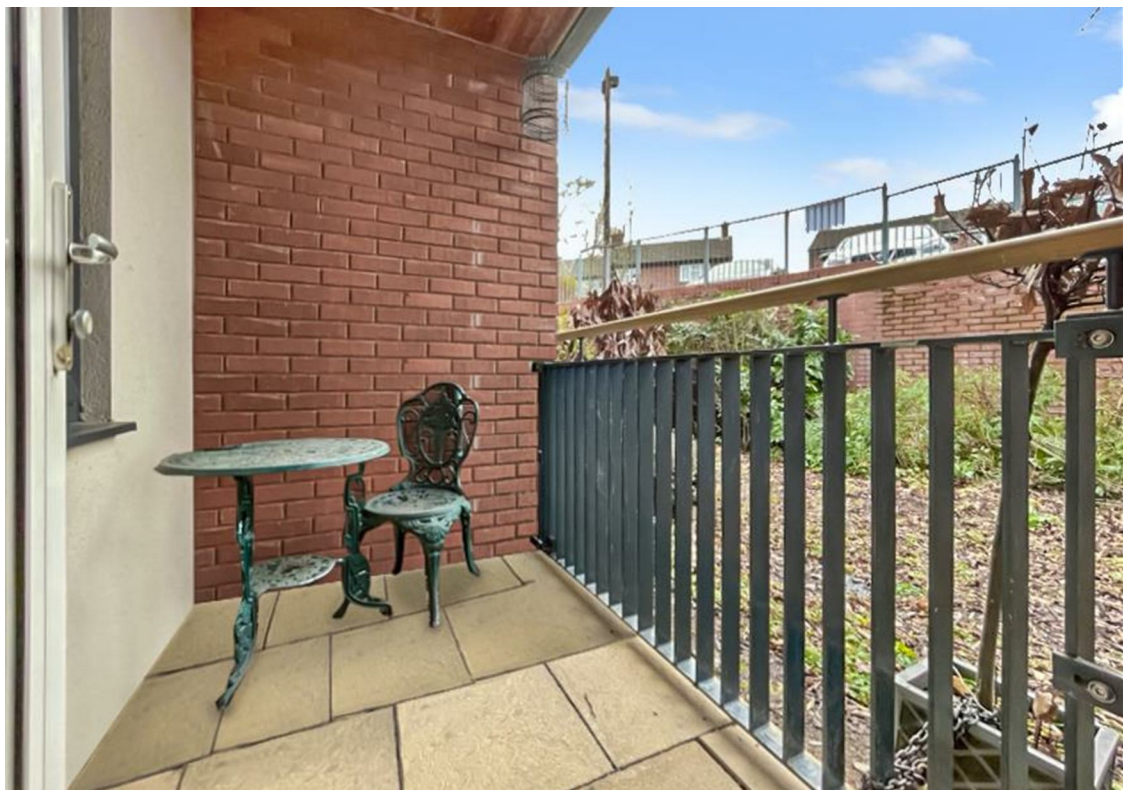
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Measurements

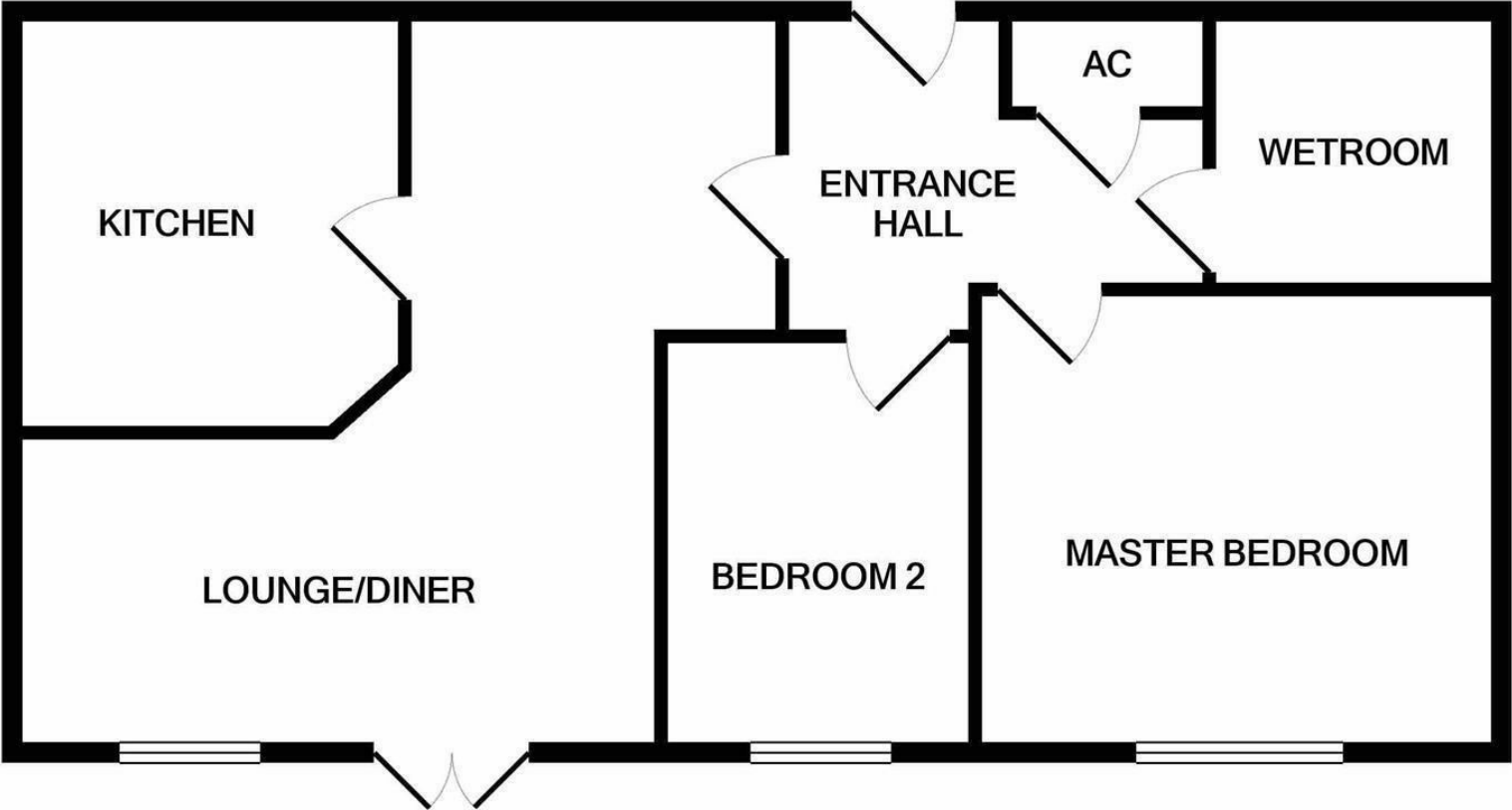
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

## Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



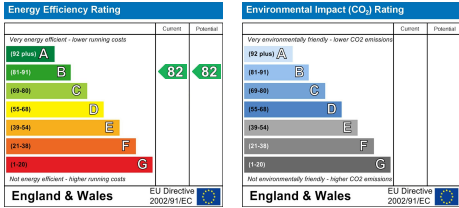
**Directions**



TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.2 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

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## COUNCIL TAX

Band: A

The vendor informs us that the property is Leasehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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for you**

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 Mortgage Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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