



**2 Box Close**  
**Swadlincote, DE11 7GW**  
**£115,000**

## 2 Box Close, Swadlincote, DE11 7GW

Offered with NO UPWARD CHAIN, this property presents a great rental opportunity or First time buy! This ground floor apartment offers spacious accommodation and forms part of a small and popular development. This well presented apartment has a real contemporary feel to it and benefits from: Entrance Hall and leads to the main open plan Living / Dining area, with a feeling of space, the kitchen area is exceptionally well fitted and includes oven and hob in the Living area, light and airy with French doors. Off the hall is the family bathroom and the two bedrooms. The master bedroom is a double size with fitted wardrobes and Bedroom 2 is a good sized double. EPC rating C - Council Tax Band A

- Two bedroom ground floor apartment
- Good size lounge
- Bathroom
- Ideal First Time buy or Investment opportunity !
- Secure off road parking
- Two double bedrooms
- Offered with No Upward Chain
- EPC : TBC / Tax Band: A



## Location

Woodville is well placed for the commuter with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has excellent local amenities including Doctors surgery, Chemist, hairdressers, local DIY store, garage, convenience stores, hairdressers, newsagents, many eateries and Post office. Schools both primary and secondary are within walking distance, so ideal for young family.

## Overview

Liz Milsom Properties are delighted to present this well-appointed two-bedroom ground floor apartment, ideal for first-time buyers or buy-to-let investors. Offered with no upward chain, this home offers a comfortable and modern living space.

The property features a spacious lounge diner, perfect for relaxing or entertaining. The fitted kitchen comes complete with a built-in electric oven, Halogen Hotpoint hob, stainless steel sink with drainer, vinyl flooring, and ample wall-mounted units for storage. There's also space and plumbing for appliances, with bi fold doors adding a stylish touch.

Both double bedrooms are generously sized, with one benefiting from fitted wardrobes. The bathroom includes a three-piece suite, featuring a paneled bath with an electric Triton shower over, a pedestal wash hand basin, and a low-level WC.

Externally, the property offers secure off-road allocated parking for one vehicle and a visitor parking space. This apartment presents an excellent opportunity to secure a comfortable home or an investment opportunity in a convenient location.

## Open Plan Living/Dining Area

21'4 x 9'8 (6.50m x 2.95m)

## Fitted Kitchen

9'7 x 6'4 (2.92m x 1.93m)

## Bathroom

## Bedroom One

11'6 x 9'4 (3.51m x 2.84m)

## Bedroom Two

11'6 x 7'4 (3.51m x 2.24m)

## Additional Charges

The management company is Ward of Hinkley the half year payment is £1052.69 split into two payments of £526.35 in April & October. There is an additional Home Ground fee of £62.30 in April & October. There is currently 130 years remaining on the current lease.

## Viewing Strictly Through Liz Milsom Properties

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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## 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

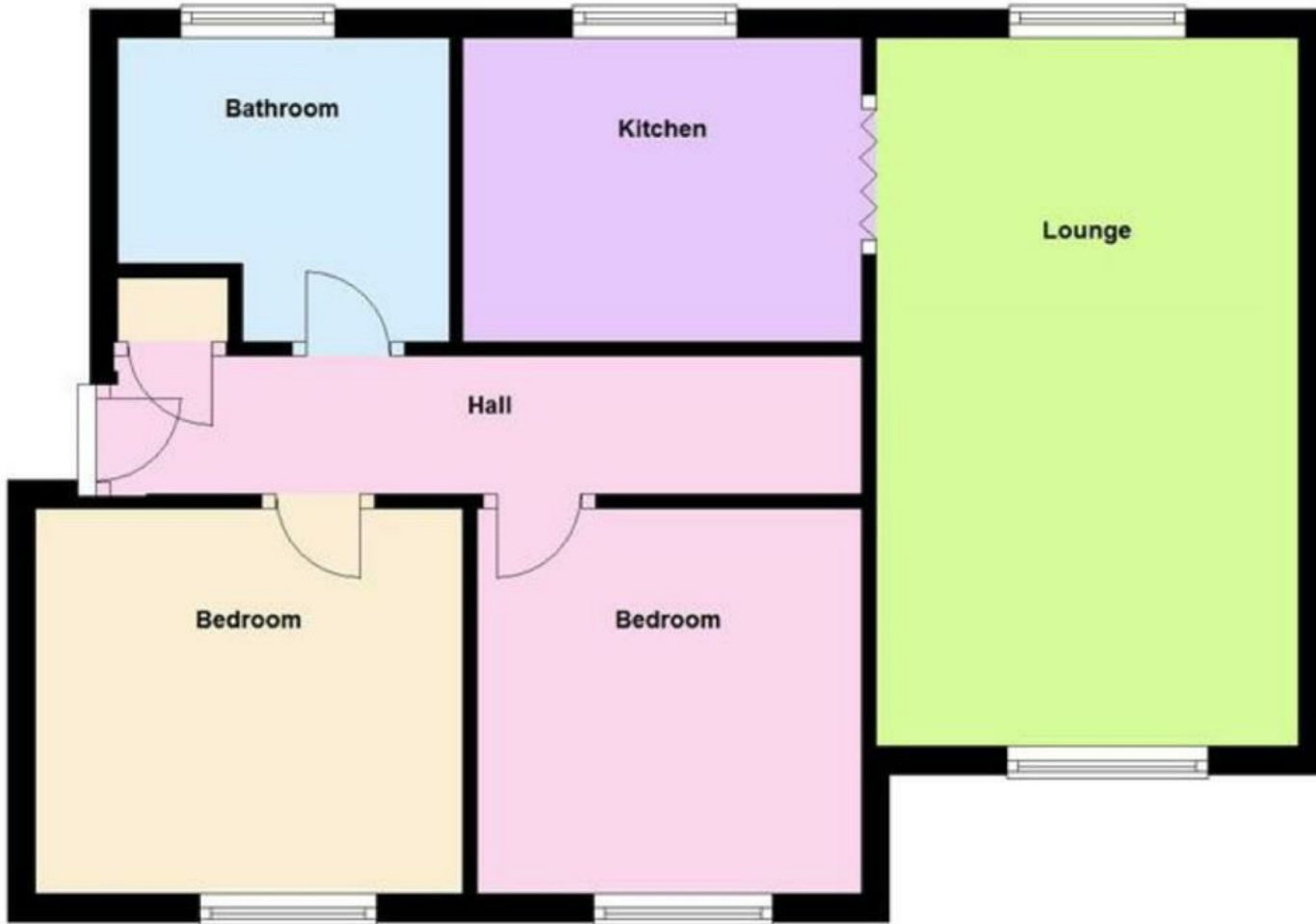
room sizes and are not intended to be used when ordering carpets or flooring.

## 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.

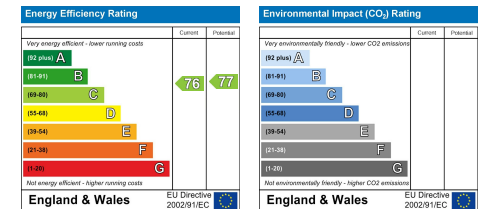


## Ground Floor



## Directions

For Sat Nav , use postcode DE11 7GW



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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

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

