



liz milsom
properties

S7 Box Close
Swadlincote, DE11 7GS
£119,950

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**** LIZ MILSOM PROPERTIES **** are delighted to offer for sale this modern TWO Bedroom, second-floor APARTMENT which is offered with NO UPWARD CHAIN, making it an ideal opportunity for first-time buyers or buy-to-let investors. The property includes the added benefit of OFF ROAD PARKING and a GARAGE. It's location is convenient, being close to amenities and within walking distance of Swadlincote Town Centre. The apartment features a spacious open-plan lounge, kitchen, and dining area with Juliette balconies overlooking the front and side elevations. It also includes two DOUBLE bedrooms and a family bathroom. EPC Rating: "D", Council Tax Band: "A".

- Two Bedroom SECOND Floor Apartment
- Off Road Parking & Garage
- Great Sized Lounge/Kitchen/Diner
- Two DOUBLE Bedrooms
- Bathroom
- Offered with NO UPWARD CHAIN
- Ideal First Time buy or Investment opportunity!
- EPC : D/ Council Tax Band: A
- HURRY TO VIEW.....



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 open plan Lounge/Kitchen/Diner, perfect for relaxing or entertaining during the evenings with the benefit of two Juliette balcony's to both the front and side elevations. The fitted kitchen comes complete with a built-in electric oven, halogen hob, stainless steel sink with drainer, vinyl flooring, and ample wall and floor mounted units for storage. There's also space and plumbing for appliances with window overlooking the front elevation.

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

Open Plan Lounge/Kitchen/Diner

Kitchen Area

10'7 x 6'0 (3.23m x 1.83m)

Living/Dining Area

17'3 x 11'8 (5.26m x 3.56m)

Bedroom One

11'10 x 10'7 (3.61m x 3.23m)

Bedroom Two

13'9 x 7'0 (4.19m x 2.13m)

Bathroom

7'1 x 5'6 (2.16m x 1.68m)

Outside - Overview

Externally, the property offers allocated OFF ROAD PARKING for one vehicle along visitor car parking spaces. It should also be noted that this Apartment comes with it's own single GARAGE having an up-and-over door, light and power and excellent addition to this already well equipped property.

This apartment presents an excellent opportunity to secure a comfortable home or an investment opportunity in a convenient location.

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 with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Tenure

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

Please note that this property is LEASEHOLD, and the term we believe is for 150 years from the 1st day of April 2004. Further details should be obtained and clarified by any potential purchaser's solicitor.

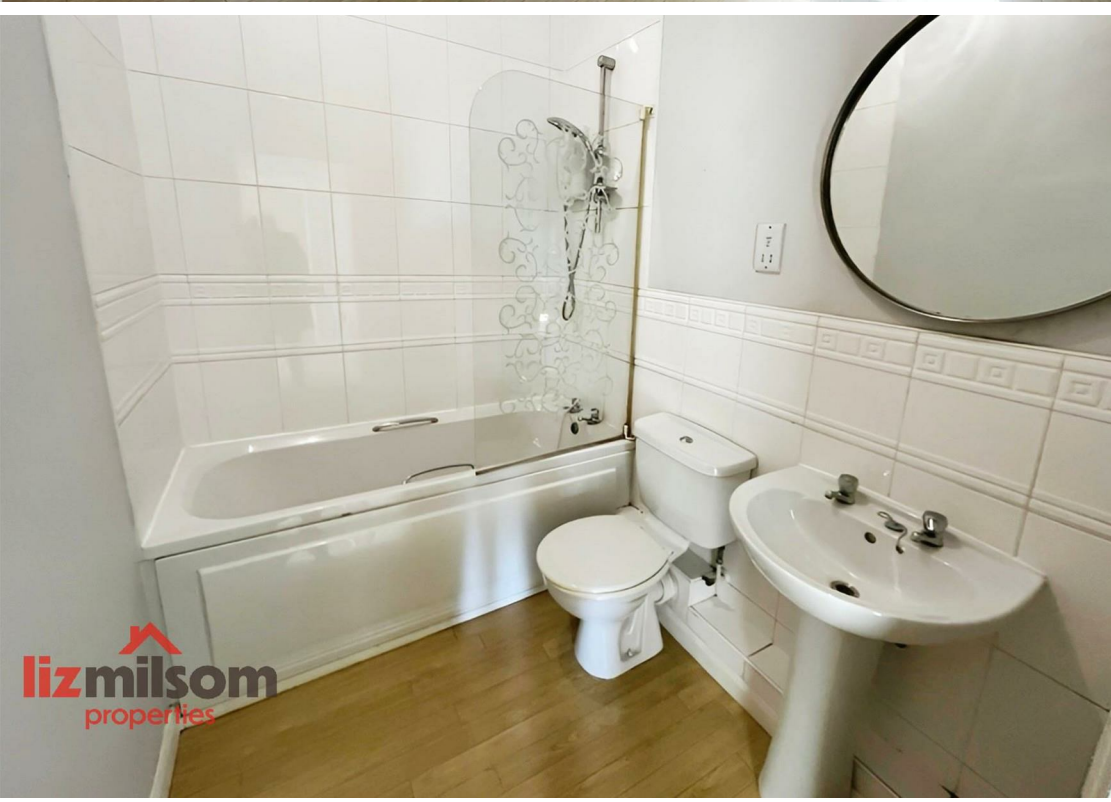
Current service charge approximately £650.00 half Yearly 1st April and 1st October - TOTAL PER ANNUM £1,300.00
Rent £130.00 per year - half Yearly 1st April and 1st October

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.

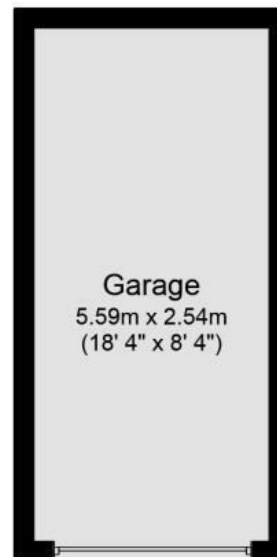
Measurements

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.





Floor Plan



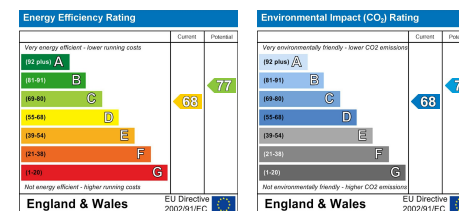
Garage

Total floor area 76.0 sq. m. (818 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Directions

For Sat Nav Purposes Use Postcode DE11 7GS



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COUNCIL TAX

Band: B

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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Your home may be repossessed if you do not keep up repayments on your mortgage.
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MAB 4202