



46 Linnet House, Lifestyle Village, High Street,  
Old Whittington S41 9LQ

OFFERS IN THE REGION OF

£125,000



WILKINS VARDY

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SUPERB MID TERRACE BUNGALOW IN OVER 55'S RETIREMENT VILLAGE

This delightful two double bedroomed bungalow offers well proportioned and neutrally presented accommodation including a spacious lounge/diner, modern fitted kitchen with integrated appliances and a contemporary bathroom. This accessible property is one of 72 units which were purpose built and set within a delightful five acre plot comprising of communal gardens and outside space. The purchaser of this property will also have access to communal facilities including a laundry, warden assistance and access to an on site club where events and meetings take place.

The Lifestyle Village is situated within the heart of Old Whittington, which has a range of nearby amenities and is well placed for transport links into the Town Centre and towards Dronfield and Sheffield.

- Mid Terrace Bungalow
- Age Restriction: 55 Years & Over
- Good Sized Lounge/Diner
- Modern Fitted Kitchen
- Two Double Bedrooms
- Contemporary Bathroom
- Well Tended Communal Gardens
- EPC Rating: E

## General

Electric heating

Wooden framed sealed unit double glazed windows and doors

Oak internal doors

Gross internal floor area - 58.5 sq.m./629 sq.ft.

Council Tax Band - B

Tenure - Freehold

## Occupation Restrictions

Buyers of property within this complex must satisfy some requirements set by the property owner. These include that the occupants should be 55 years of age or older and must be able to maintain an independent lifestyle.

Once a sale is agreed, a meeting will be arranged with the complex owner who will discuss the on site services, restrictions and suitability of the property. It is advised that this meeting be conducted prior to entering into a legal commitment to purchase.

## Lifestyle Village

The Lifestyle village offers 72 one and two bedroomed apartments and bungalows set within five acres of landscaped gardens on the edge of the Green Belt and within the local Conservation Area. There are many interesting country walks accessible directly from the gate, so you don't need a car to enjoy the countryside. This is a walled village within a village, designed on the principle of 'Defensive Space' which means higher security and extraordinary peace and tranquillity. At the heart of the village is the Village Club, where residents choose to relax and socialise in the spacious lounge, making new friends or just catching up on recent events. Activities are held regularly: gatherings, coffee mornings etc There is also access to a public toilet, laundry room and well equipped kitchen. Garages available to rent.

A wooden framed double glazed front entrance door opens into an ..

## Entrance Hall

Having a built-in airing cupboard housing the hot water cylinder.

## Lounge/Diner

15'8 x 13'9 (4.78m x 4.19m)

A generous front facing reception room having a door giving access onto the rear of the property. An opening gives access into the Kitchen.

## Kitchen

8'8 x 8'6 (2.64m x 2.59m)

Fitted with a range of modern light grey hi-gloss wall, drawer and base units with complementary granite work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a washing machine, microwave oven, electric oven and 4-ring hob with extractor hood over.

Space is provided for a fridge/freezer.

Vinyl flooring.

## Inner Hall

## Bathroom

Being fitted with a contemporary white suite comprising a panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with storage above and below, and a concealed cistern WC.

Vertical towel radiator.

Tiled floor.

## Bedroom One

12'1 x 9'5 (3.68m x 2.87m)

A good sized rear facing double bedroom.

## Bedroom Two

12'1 x 8'10 (3.68m x 2.69m)

A good sized front facing double bedroom having a built-in double cupboard.

## Outside

To the front of the property there is a lawned garden and a covered paved patio.

The property also has the use of the communal gardens. There is understood to be no off street parking facilities being purchased with this property, although it is understood that parking maybe arranged with the complex owners at an additional fee.

## Additional Information

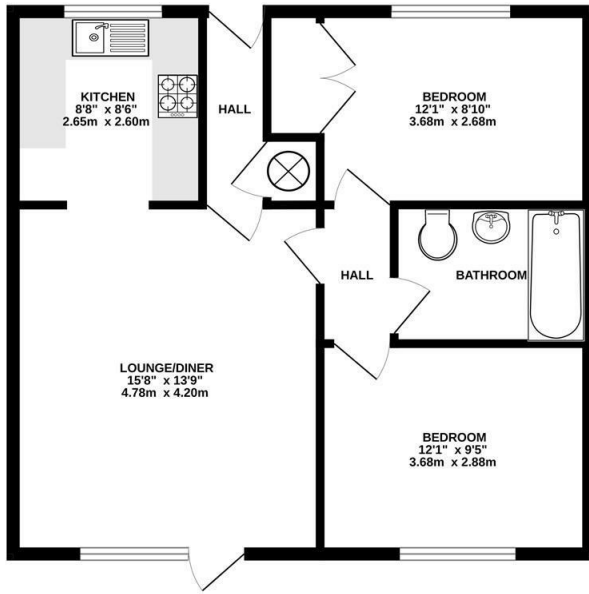
The property has a leasehold tenure.

Ground Rent: £250 per annum

Service Charge: £197 per month (This goes towards repairs and maintenance, buildings insurance, CCTV, Careline intercom system, garden/landscaping, external window cleaning, communal facilities etc.)



GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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RICS

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#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

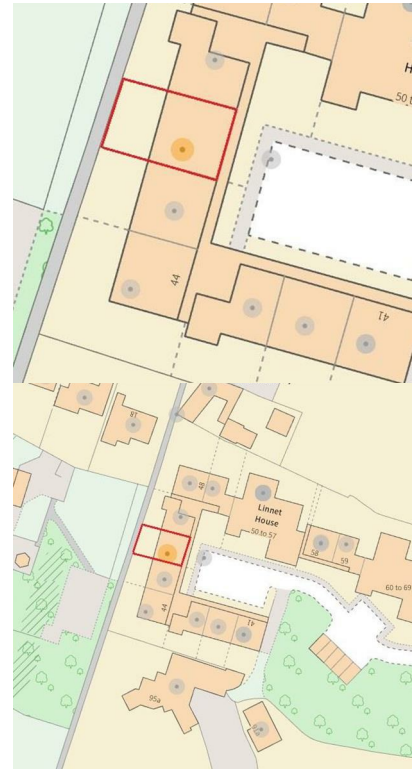
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

#### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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