



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

OFFERS IN THE REGION OF

£120,000



WILKINS VARDY

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OVER 55'S DEVELOPMENT - WELL PRESENTED BUNGALOW -
RETIREMENT PROPERTY

Sitting within this popular retirement complex is this well proportioned two bedroomed bungalow overlooking adjacent communal gardens. The property comprises two good sized double bedrooms, both of which have fitted wardrobes and a good sized kitchen with cream shaker style units. The property also includes a good sized living room with access onto adjacent gardens and a contemporary re-fitted shower room with walk-in low level shower and modern white fittings.

Tucked away just off High Street, the property is well placed for the various amenities in Old Whittington but conveniently situated for transport links into the Town Centre and towards Sheffield.

- Ideal Retirement Property within a Purpose Built Complex
- Well Proportioned Bungalow
- Age Restriction - 55 Years and Over
- Generous Lounge/Diner
- Fitted Kitchen
- Two Good Sized Double Bedrooms with Fitted Wardrobes
- Contemporary Shower Room
- Well Tended Communal Gardens
- NO UPWARD CHAIN
- EPC Rating: D

General

Electric storage heating

Wooden framed sealed unit double glazed windows and doors

Gross internal floor area - 57.1 sq.m./614 sq.ft.

Council Tax Band - B

Tenure - Leasehold (See additional information below)

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.

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

Entrance Hall

Having a built-in cupboard.

Lounge/Diner

15'9 x 13'9 (4.80m x 4.19m)

A generous rear facing reception room having a feature fireplace with inset pebble bed electric fire.

A wooden framed sealed unit double glazed door gives access onto the communal gardens.

Kitchen

8'9 x 8'6 (2.67m x 2.59m)

Being part tiled and fitted with a range of cream wall, drawer and base units with complementary wood effect work surfaces over.

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

Integrated appliances to include an electric oven and 4-ring hob with extractor hood over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

LVT flooring.

Inner Hall

Bedroom One

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

A good sized rear facing double bedroom having a built-in wardrobes with sliding mirror doors.

Contemporary Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a walk-in

shower enclosure with electric shower, semi inset wash hand basin with vanity unit below, and a concealed cistern WC.

Chrome heated towel radiator.

LVT flooring.

Bedroom Two

12'1 x 9'7 (3.68m x 2.92m)

A front facing double bedroom having a built-in double wardrobe.

Outside

The bungalow has use of the landscaped 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. Offsite parking is available in the vicinity.

Additional Information

The property is Leasehold - Term 200 Years.

Lease Start Date: 25/03/1996

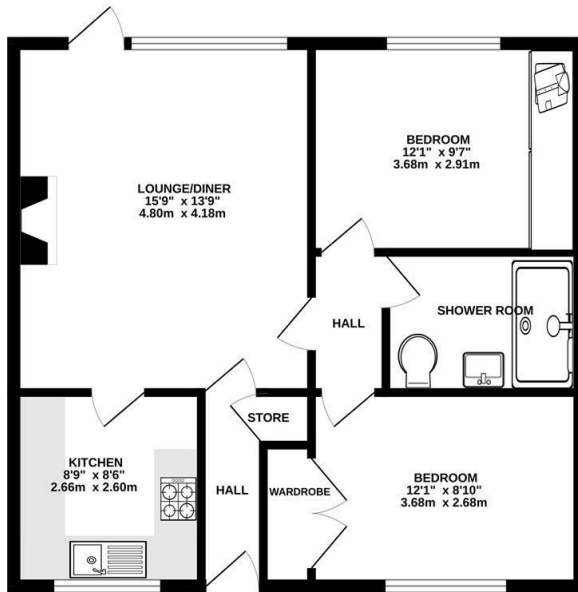
Lease End Date: 25/03/2196

Rent: £250 per annum

Service Charge: £250 per month (This goes towards landscaping maintenance of shared grounds, free use of communal washing/drying facilities, function/activities suite and sinking fund for communal repairs).



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan click

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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, electric fire, 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.

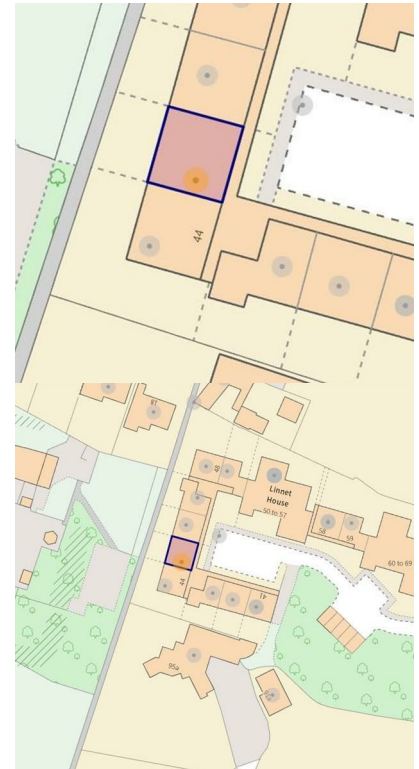
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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