



45 Vicarage Walk,  
Clowne S43 4FG

£105,000



WILKINS VARDY

# £105,000

GUIDE PRICE £105,000 to £110,000 - MODERN APARTMENT BUILT 2016 - STYLISH INTERIOR - GREAT FIRST HOME - OFF STREET PARKING

This superbly stylish two double bedroom apartment is situated on the second floor and enjoys a modern bathroom and fantastic open plan family kitchen area with plenty of space for dining and relaxing, a Juliet balcony and contemporary gloss handleless units with a range of integrated appliances.

With an allocated off street parking space, the property is convenient for the centre of Clowne and is well placed for transport links into Chesterfield and Worksop and well placed for commuters needing access to Junction 30 of the M1.

- Stylish Second Floor Apartment
- Built 2016
- uPVC Double Glazing & Gas Central Heating
- Allocated Off Street Parking Space
- Contemporary Gloss Kitchen with Integrated Appliances
- Open Plan Family Kitchen Area with Juliet Balcony
- Two Good Sized Bedrooms
- Modern Bathroom
- Convenient Location

## General

Gas Central Heating - Ideal Logic combi boiler  
uPVC Double Glazing  
Gross internal floor area - 588 sq ft (54.6 sq m)  
Council Tax Band - A  
Tenure - Leasehold  
Secondary School Catchment Area - Heritage High School

## Entrance Hall

Accessed from the communal landing, the front door leads into the entrance hall which has a built-in storage cupboard with space for a tumble dryer.

## Bathroom

Having a three piece white suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and low flush WC.  
Built-in airing cupboard which houses the Ideal Logic combi boiler  
LVT flooring.

## Bedroom One

10'5" x 9'3" (3.18m x 2.82m)  
A good sized front facing double bedroom with a Juliet balcony and French doors.

## Bedroom Two

9'3" x 7'6" (2.82m x 2.29m)  
A second good sized front facing bedroom with laminate flooring.

## Open Plan Kitchen/Living/Dining Area

22'2" x 18'3" (6.76m x 5.56m)  
A superb open plan room with plenty of space for cooking, eating and relaxing.  
The kitchen is fitted with a range of grey high gloss wall and base units with a complimentary work surfaces and a single bowl stainless steel sink with mixer tap.  
Integrated appliances to include the fridge freezer, washing machine, oven, four ring gas hob with extractor above with stainless steel splashback.  
Laminate flooring throughout.

The living area has a Juliet balcony with French doors.

## Outside

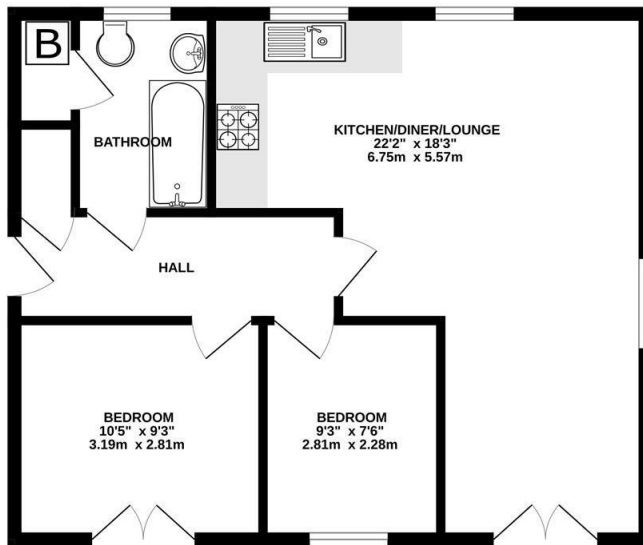
There are communal gardens and an allocated parking space.  
There is also an intercom access system to the front of the building.

## Lease Details

The property is leasehold with an unexpired term of 116 years.  
The annual service charge is £1176 and the annual ground rent is £290. We understand these charges cover buildings insurance and maintenance of all communal areas.



GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measured levels, 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 to guide by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Memphis 02/24

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</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 energy efficient - higher running costs		
England & Wales		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		
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 central heating system, gas fire, kitchen appliances, shower units, 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 Heritage High 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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