

31 Rhodesia Road,  
Brampton, S40 3AL

OFFERS IN THE REGION OF

£119,950

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WILKINS VARDY

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# £119,950

GROUND FLOOR APARTMENT - DESIRABLE CENTRAL BRAMPTON LOCATION - IDEAL FOR A YOUNG PERSON OR RETIRED COUPLE

This superb ground floor apartment offers well appointed living accommodation on one level, meaning it would suit a young couple or someone looking to down size. The property offers a good sized double bedroom, generous living room, a well equipped kitchen and shower room and plenty of storage. The property also enjoys well tended gardens and off street parking.

Situated just off Heaton Street and Chatsworth Road, the property is ideally placed for accessing the nearby amenities in Brampton, and just a short distance from Somersall Park.

- Ideal First Time Buyer/Investment Property or Retirement Home
- Spacious Living Room
- Double Bedroom with Fitted Furniture
- Communal Off Street Parking to the Rear
- Convenient Location With The Heart of Brampton
- Ground Floor Apartment with its Own Entrance
- Modern Kitchen & Shower Room
- Low Maintenance Rear Garden
- NO UPWARD CHAIN
- EPC Rating: C

## General

Gas central heating (Glow Worm Flexicom Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area -  
Council Tax Band - A  
Tenure - Leasehold  
Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed door opens into a ...

## Entrance Hall

Having a door opening into the ...

## Living Room

16'1 x 12'2 (4.90m x 3.71m)

A spacious front facing reception room having a door which opens to a storage cupboard.

A door from here gives access into the bedroom and an opening leads through into the ...

## Kitchen

7'7 x 6'7 (2.31m x 2.01m)

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

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

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

A door gives access to a built-in cupboard which houses the gas boiler.

Vinyl flooring.

## Bedroom

11'3 x 9'11 (3.43m x 3.02m)

A double bedroom having a range of fitted bedroom furniture to include wardrobes, overhead storage units, bedside cabinets with display shelving above, and a dressing table unit.

A uPVC double glazed door gives access onto the rear of the property.

## Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

## Outside

The property has a front entrance door and an attached store which houses the meters.

To the rear of the property there is a low maintenance decorative gravel garden with stepping stones leading up to the rear entrance door.

Communal off street parking is available to the rear of the property.

## Additional Information

The property is Leasehold and has a term of 200 years, with 163 years remaining.

Lease Start Date: 29th September 1987

Lease End Date: 29th September 2187

A payment of £40.00 per month is payable to Rhodesia Gardens Service Company which covers buildings insurance, external maintenance etc.



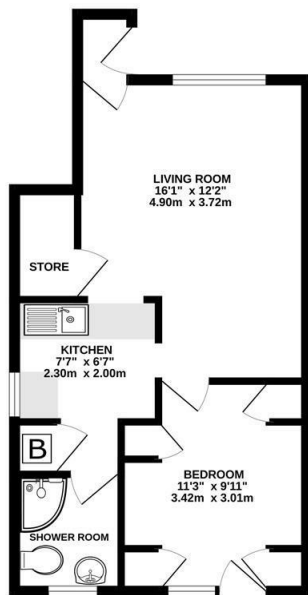
**sprift**  
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA - 415 sq.ft. (38.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, 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.  
Made with floorplan.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>76</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		
<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



#### 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, 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.

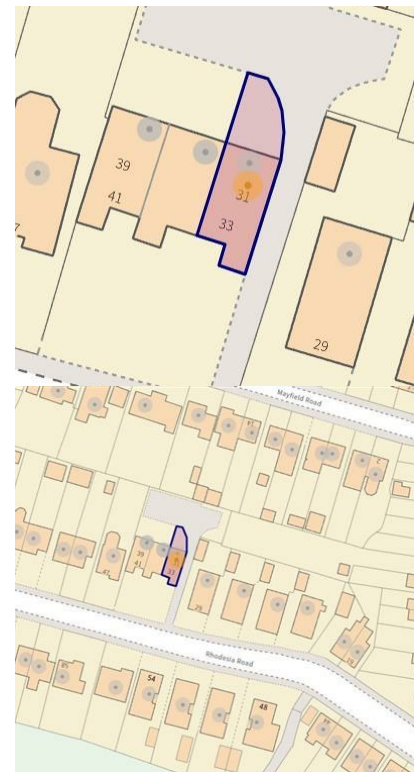
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield 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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