



11 Westleigh Court Newbold Back Lane,
Chesterfield, S40 4NY

OFFERS IN THE REGION OF

£140,000

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WILKINS VARDY

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SUPERB FIRST FLOOR APARTMENT - RE-FITTED KITCHEN & BATHROOM - SINGLE GARAGE - NO CHAIN

This superb two double bed roomed first floor apartment has been comprehensively modernised by the current owner to offer a contemporary styled and tastefully presented property. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property has much to offer.

The property includes a modern re-fitted kitchen and bathroom, two good sized double bedrooms, and a fantastic living room, together with a brick built garage.

Situated just off Newbold Back Lane, the property has a range of nearby shops and amenities within close proximity, and is situated just on the outskirts of the Town Centre.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing.

- Immaculately Presented First Floor Apartment
- Contemporary Fitted Kitchen with Integrated Cooking Appliances
- Modern 3-Piece Bathroom
- NO CHAIN
- EPC Rating: C
- Generous Living Room
- Two Good Sized Double Bedrooms
- Single Garage & Use of Communal Gardens
- Edge of Town Centre Location

General

Gas central heating (Worcester Greenstar Combi Boiler)

uPVC sealed unit double glazed windows with integral blinds

Gross internal floor area - 58.3 sq.m./627 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A communal entrance door opens to a communal hallway where steps take you up to the First Floor.

A front entrance door opens into an ...

Entrance Hall

Fitted with laminate flooring. An internal door gives access into a hallway.

Hallway

Bedroom One

12'11 x 9'7 (3.94m x 2.92m)

A good sized double bedroom fitted with laminate flooring.

Bedroom Two

9'5 x 8'11 (2.87m x 2.72m)

A front facing double bedroom fitted with laminate flooring.

Lounge/Diner

15'6 x 12'11 (4.72m x 3.94m)

A spacious reception room, having two windows overlooking the rear of the property.

This room is fitted with laminate flooring and has a feature fireplace with ornate surround, marble inset and hearth.

Kitchen

12'7 x 9'11 (3.84m x 3.02m)

Fitted with a range of modern shaker style wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap and having a tiled splashback.

Integrated appliances to include a Smeg double oven and an induction hob with glass splashback and extractor hood over.

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

Laminate flooring.

Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a walk-in shower bath with glass shower screen and electric shower, separate

mixer shower with shower attachment, wash hand basin with storage below and having a mirrored cabinet above, and a low flush WC.

Chrome heated towel rail.

Laminate flooring.

Outside

The property comes with a single garage which has an electrically operated door. There are also communal gardens.

Additional Information

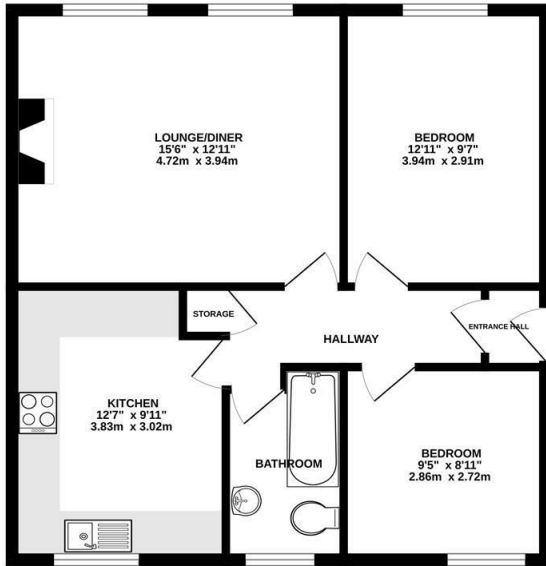
We are advised by the current owner that the Freehold is owned by the Leaseholders as a Limited Company.

Lease - 999 years (renewed 10/08/2015)

Service Charge: £110 per month



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq ft. (58.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, consideration 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 a guide 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 12024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(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 central heating system, 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 Outwood Academy Newbold 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk