



Apartment 23 Knightsbridge Court,  
West Bars, S40 1AD

£185,000

W  
WILKINS VARDY

# £185,000

\*\*\* SUPERB SECOND FLOOR 2 BED, 2 BATH APARTMENT WITH BALCONY & PARKING SPACE IN EXCLUSIVE TOWN CENTRE LISTED CONVERSION \*\*\*

COME AND TAKE A VIRTUAL WALK THROUGH OF THESE IMPRESSIVE TOWN CENTRE APARTMENTS WITH A 900+ YEAR LEASE, NO GROUND RENT & MANAGEABLE SERVICE CHARGE.

Sitting in the recently converted former court house buildings which sit prominently on Rose Hill within this architect designed Grade 2 listed building, this superbly appointed two bedroom second floor apartment provides well planned accommodation which features a recently fitted kitchen and bathroom, en-suite to the master, two good sized bedrooms and a fantastic balcony.

Located within the town centre directly in front of the Town Hall, the property is within striking distance of the shops and restaurants in Chesterfield, and just minutes from Queens Park and the train station.

- \*\*\* VIRTUAL TOUR AVAILABLE \*\*\*
- Allocated Off Street Parking Space
- Fantastic Communal Entrance Hall with Curved Staircase
- Two Good Sized Bedrooms, Family Bathroom & En-suite Shower Room
- Live in a Statement Property in the Town Centre
- Superb 2 Bed Apartment with Balcony
- Grade 2 Listed Former Court House Conversion
- Modern Kitchen with Integrated Appliances
- Entrance Hall with Plenty of Storage
- EPC Rating: D

## General

Electric Heating

Double glazed sealed units

Gross internal floor area - 77.9 sq.m./839 sq.ft.

Council Tax Band - TBC

Tenure - Leasehold

Secondary School Catchment Area - TBC

## Entrance Hall

Accessed off a fantastic communal hallway with a wonderful curved staircase which leads into a small lobby area where the entrance door is located.

The apartments hall has a built-in storage cupboard.

## Bathroom

12'0" x 11'2" (3.66m x 3.42m )

Having a modern shower cubicle with mixer shower, floating wash hand basin with storage beneath and a low flush WC.

Chrome vertical ladder radiator and vinyl flooring.

There is a useful boiler cupboard which provides some additional storage.

## Bedroom Two

13'5" x 8'9" (4.11m x 2.69m)

A good sized front facing double bedroom.

## Bedroom One

18'7" x 10'9" (5.68m x 3.3m)

A generous double bedroom. A door leads into the...

## En-Suite Shower Room

Having a shower cubicle with mixer shower, wash hand basin and low flush WC.

## Open Plan Living/Kitchen

18'5" x 15'4" (5.63m x 4.69m)

## Kitchen

Having a fitted range of matt finish wall and base units with a complimentary work surfaces and upstands and having a single bowl sink with mixer tap.

Integrated fridge freezer, oven, four ring hob with extractor above.

Space and plumbing for an automatic washing machine.

Vinyl flooring.

## Living Area

A good sized space with statement glazing with doors leading out onto the...

## Balcony

With plenty of space to sit out and enjoy the views.

## Outside

There are communal gardens surrounding the property and access to a communal bin store.

There is a driveway to the front off Rose Hill, where this plot has an allocated off street parking space.

## Lease Details

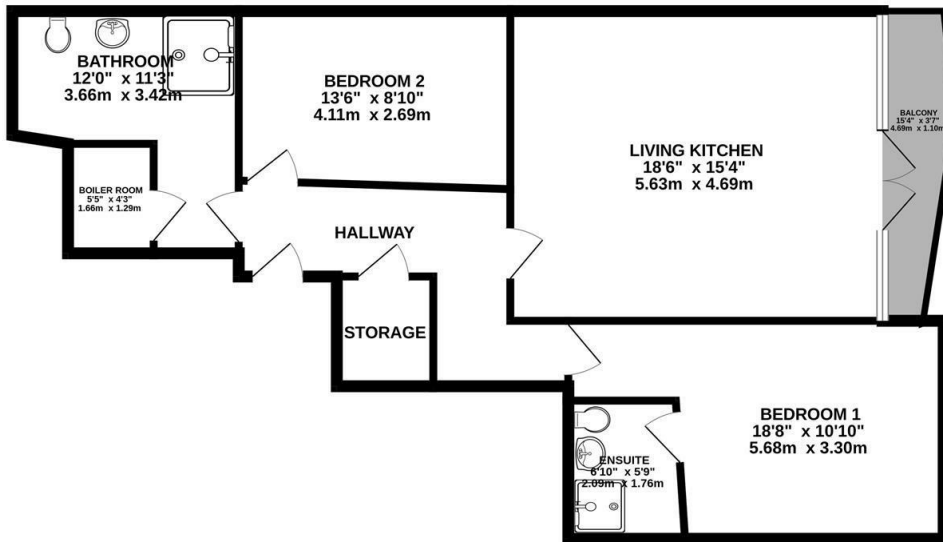
The property is leasehold tenure with an unexpired term in excess of 900 years.

There is no annual ground rent and the annual service charge is £1936 per year which includes buildings insurance and maintenance of all communal areas.





**GROUND FLOOR**  
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (77.9 sq.m.) approx.  
Whilst 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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**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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Community 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 Consultant.



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>		
(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

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

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