



9 Lambourne Court Jepson Road,
Hasland, S41 0NZ

OFFERS IN THE REGION OF

£145,000

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WILKINS VARDY

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IDEAL STARTER HOME - TWO BED GROUND FLOOR APARTMENT - MODERN KITCHEN & BATHROOM - NO CHAIN

Ready to Move Into! - This well appointed ground floor apartment offers 726 sq.ft. of generously proportioned and neutrally presented accommodation which comprises of a triple aspect open plan kitchen/living room, the kitchen having a range of integrated appliances, two double bedrooms and a modern shower room. The property also benefits from an allocated parking space, making this an ideal home for a first time buyer or someone looking to downsize.

Situated in a popular residential area, the property is well placed for the local shops, parks and amenities in Hasland Village, and ideally placed for transport links into the Town Centre and towards the M1 Motorway.

Don't miss the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing.

- Well Presented Ground Floor Apartment
- Open Plan Kitchen/Living Room
- Modern Fitted Kitchen with Integrated Appliances
- Two Good Sized Double Bedrooms
- Modern Shower Room
- Communal Gardens & Allocated Parking Space
- NO CHAIN
- Popular & Convenient Location
- EPC Rating: C

General

Electric Heating

uPVC sealed unit double glazed windows

Gross internal floor area - 67.4 sq.m./726 sq.ft.

Council Tax Band - B

Tenure - Leasehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

A front entrance door opens into an ...

Entrance Hall

Having a built-in storage cupboard and a built-in airing cupboard which houses the hot water cylinder.

Open Plan Kitchen/Living Room

22'0 x 15'6 (6.71m x 4.72m)

A triple aspect room, fitted with a modern range of wall, drawer and base units with complementary work surfaces and upstands.

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

Integrated appliances to include a washing machine, dishwasher, fridge, freezer, electric oven and 4-ring hob with glass splashback and extractor hood over.

Vinyl flooring and downlighting to the kitchen area.

Carpet flooring to the living area.

uPVC double glazed French doors open to a Juliet balcony.

Bedroom One

13'3 x 10'8 (4.04m x 3.25m)

A rear facing double bedroom having a built-in double wardrobe with sliding mirror doors.

Bedroom Two

13'6 x 8'0 (4.11m x 2.44m)

A rear facing double bedroom having uPVC double glazed French doors which open to a Juliet balcony.

Shower Room

A good sized shower room having a 3-piece suite comprising of a shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.

Heated towel rail.

Vinyl flooring and downlighting.

Outside

There are communal gardens and the property has an allocated parking space.

Additional Information

The property is Leasehold - 125 year lease with 107 years remaining.

Service Charge Payable - £81 per month.



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Know any property instantly

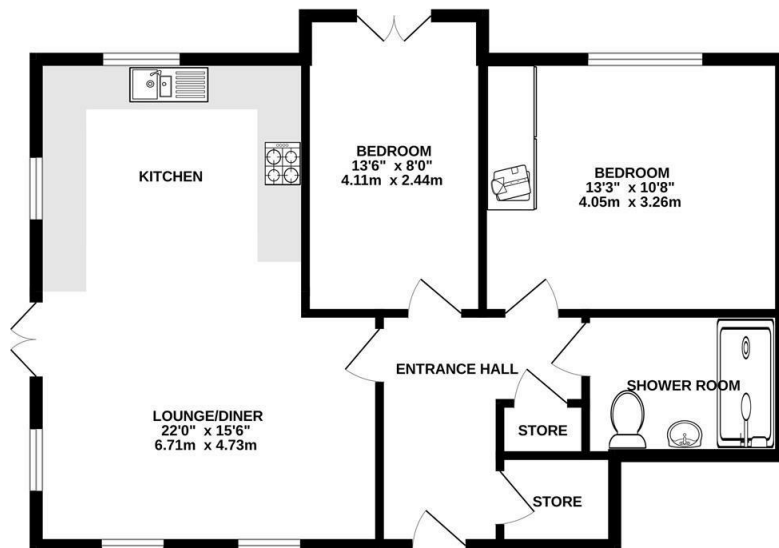
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR

726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA - 726 sq.ft. (67.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	81
	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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the heating system, 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 Outwood Academy Hasland Hal 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.



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