

Marketing Preview



12 Vicarage Walk, Clowne, Chesterfield, S43 4FH

£115,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



PERFECT FOR DOWNSIZERS! A fantastic opportunity to purchase this modern two double bedroom ground floor apartment situated in a popular residential area. Offering newly fitted bathroom and open plan living/dining/kitchen area. Also having two main entrances one to car park with off road parking for one car and other to the front of the apartments. On the door step to great local amenities and with fantastic road links to Chesterfield and the M1 Motorway.

SUMMARY

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HALLWAY

A spacious hallway with laminate flooring and neutral decor. Ceiling light and radiator. Doors to two bedrooms, kitchen/lounge/diner, bathroom and store room.

KITCHEN/LOUNGE/DINER 18'2" x 22'0"

An open plan lounge/kitchen/diner area with laminate flooring and neutral decor. High gloss wall and base units, granite worktops and sink with mixer tap. Integrated fridge/freezer, washing machine and dryer. Oven, gas hob and extractor fan. Three ceiling lights, two radiators and four windows.

BEDROOM ONE 10'4" x 9'2"

A spacious double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BEDROOM TWO 7'6" x 9'2"

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

BATHROOM 8'1" x 5'8"

Comprising of double shower cubicle with plumbed in shower, vanity unit with sink and WC. Spot lighting, radiator and obscure glass window. Vinyl flooring and part tiled walls. Door to store cupboard.

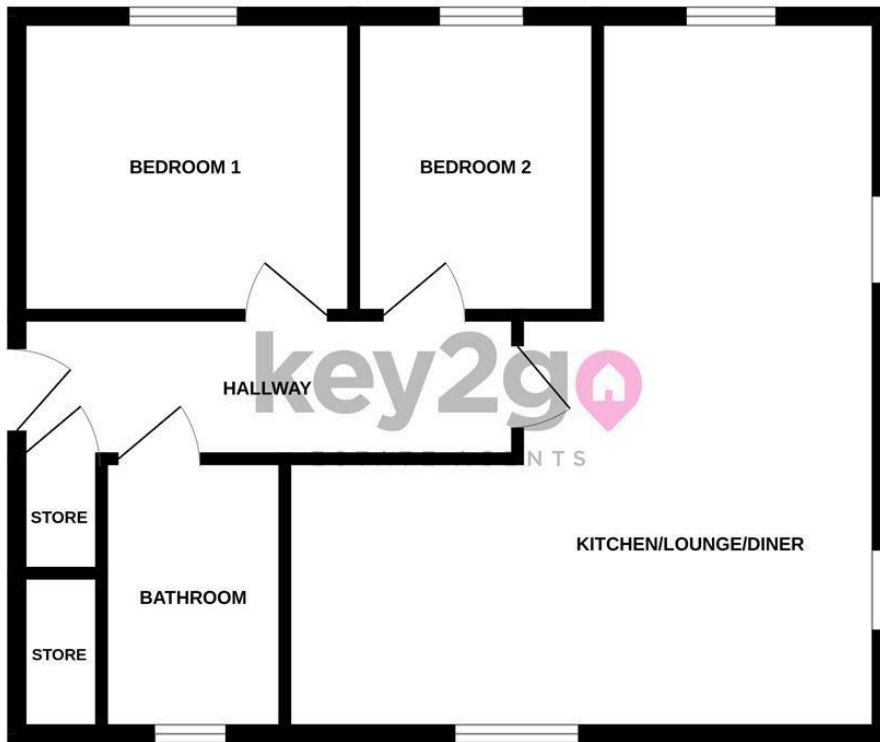
OUTSIDE

The property has communal garden and off road parking for one car.

PROPERTY DETAILS

- LEASEHOLD
 - 117 YEARS REMAINING
 - GROUND RENT £290.00PA
 - SERVICE CHARGE £1200.00PA
 - FULLY UPVC DOUBLE GLAZED
 - GAS CENTRAL HEATING
 - COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 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 | 80 | 81 |
| (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 | |

