

# PINEWOOD



Vicarage Walk, Clowne, Chesterfield, Derbyshire S43 4FH

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Offers In The Region Of £108,000





**DO NOT MISS OUT...on this delightful two bedroom modern apartment, which is perfect for both investors and first-time buyers alike. (With a potential 6.6% Gross Annual Yield) NO CHAIN.**

**This apartment offers two good sized bedrooms and a bathroom with a white three piece suite. It provides an open plan living and kitchen area, which creates a spacious and airy feel, perfect for relaxing or entertaining guests. The property's modern construction ensures a contemporary living experience, with all the conveniences of a newer build.**

**Situated on the second floor, it offers a sense of privacy and with an allocated parking space adds a touch of convenience.**

**Don't miss out on the opportunity to own this lovely property in a sought-after location. Whether you're looking to invest or take your first step onto the property ladder, this property has something to offer for everyone.**

**Video Tour Available, take a look around!**

**PLEASE CALL PINWOOD PROPERTIES ON 01246 810519 FOR MORE INFORMATION OR TO BOOK A VIEWING**

- **IDEAL FOR FIRST TIME BUYER/ INVESTOR**
- **LOUNGE / DINER**
- **ALLOCATED PARKING**
- **CLOSE TO ALL LOCAL AMENITIES**
- **TENURE: LEASEHOLD**
- **TWO BEDROOM APARTMENT**
- **LARGE FAMILY BATHROOM**
- **ENTRANCE PHONE**
- **COUNCIL TAX BAND: A**
- **6.6% GROSS ANNUAL YIELD**

### **Entrance**

Having an entrance phone, central heating radiator, fitted carpet and door through to the hallway.

### **Lounge / Diner**

The kitchen has white base and wall cabinets with white door and drawer fronts and dark contrasting worktop. Integrated oven, hob and extractor, stainless steel sink, uPVC window to the side aspect under counter automatic, washing machine and enough room at the end of the units for a freestanding fridge freezer with a fully tiled floor, the room then opens up to the living area with carpet flooring, central heating radiators, uPVC French style doors opening to a Juliet balcony.

### **Bedroom One**

A very spacious bedroom neutral decor, a uPVC window, fitted carpet and a central heating radiator.

### **Bedroom Two**

Bedroom two is a good size also with a uPVC window to the front and French style double door leading to a Juliet balcony.

### **Bathroom**

Having a tub with an integrated mixer shower from the boiler, pedestal wash basin, low flush water closet and a tiled splashback.

### **Foyer / Outside**

A well maintained Foyer and allocated parking.

### **Disclaimer**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

### **Reservation Agreement**

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.





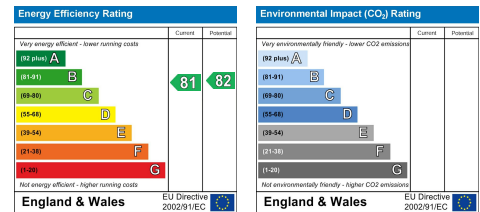
## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 12/24



Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.



### DISCLAIMER

**GENERAL** - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

**SERVICES, SYSTEMS AND APPLIANCES** listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**MEASUREMENTS** have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**FIXTURES AND FITTINGS** may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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