



**w****ards**  
estate agents

## **Linacre House Archdale Close**

Derby Road, Chesterfield, S40 2GE

**Guide price £110,000**

# Linacre House Archdale Close

Derby Road, Chesterfield, S40 2GE

Price Guided £110,000-£115,000

NO CHAIN IMMEDIATE POSSESSION!

Ideal for the First Time Buyer or Investor alike this One Double Bedroom Leasehold First Floor Apartment is perfectly located in the Town Centre for access to the Royal Hospital, Train Station & Major Commuter Links A61/A617/M1 Motorway Junction 29.

POTENTIAL YIELD OF 7/8% per annum- Based upon a purchase price of £115,000 and a Monthly Rent Payable of £750.

Communal Grounds, Allocated Off Street Car Standing Space, Secure Door Entry System with Intercom

Neutrally presented & spacious accommodation benefits from Electric Storage Heating, uPVC Double Glazing and comprises of Entrance Hall, Reception Room, Kitchen with integrated appliances . Primary Double Bedroom with Storage Area and En Suite Shower Room. Partly Tiled Spacious Bathroom with White 3 piece suite.

Internal Viewing is Highly Recommended!

## LEASEHOLD INFORMATION

The service charge is £137.78 per month (£826.73 for half a year) and the ground rent for the year is £211.70. The service charge includes building insurance

The term of the lease is 155 years from 01/01/2006.

## Additional Information

Electric Central Heating

uPVC Double Glazed windows

Wi-Fi installed

Entry Phone System

Gross Internal Floor Area - 49.5 Sq.m/ 532.8 Sq.Ft.

Council Tax Band - A

Secondary School Catchment Area - Parkside Community School

## Entrance Hall

72" x 36" (2.18m x 1.07m)

Storage/Coats cupboard, airing cupboard and wall mounted heater.

## Integrated Kitchen

99" x 61" (2.97m x 1.85m)

Comprising of a range of wood effect base and wall units with complimentary work surfaces and inset stainless steel sink with chrome swan neck mixer tap. Integrated electric oven and 4 ring gas hob with stainless steel extractor above. Space for washing machine and fridge/freezer. Duplex wall mounted heater and a tiled floor covering.





#### **Reception Room**

13'7" x 12'10" (4.14m x 3.91m)

A spacious living room with inset spot lighting. Wall mounted heater, phone line and aerial point. Front aspect window.

#### **Rear Double Bedroom One**

10'2" x 9'9" (3.10m x 2.97m)

A good sized main bedroom with front aspect window. Wall mounted heater.

#### **Bedroom Area**

5'2" x 4'3" (1.57m x 1.30m)

Useful storage area.

#### **En-Suite Shower Room**

5'7" x 5'2" (1.70m x 1.57m)

Comprising of shower cubicle with integrated mixer shower, low level WC and pedestal wash hand basin with tile splash back, chrome mixer tap, extractor fan, inset spotlights and uPVC frost glazed window. Tiled floor covering.

#### **Part Tiled Bathroom**

7'2" x 5'6" (2.18m x 1.68m)

Comprising of a White 3 piece suite which includes panelled bath with chrome taps, low flush WC and sink set into a Beech Vanity Top/Unit with chrome mixer tap.

#### **Outside**

Communal carpark with allocated parking space for one car.

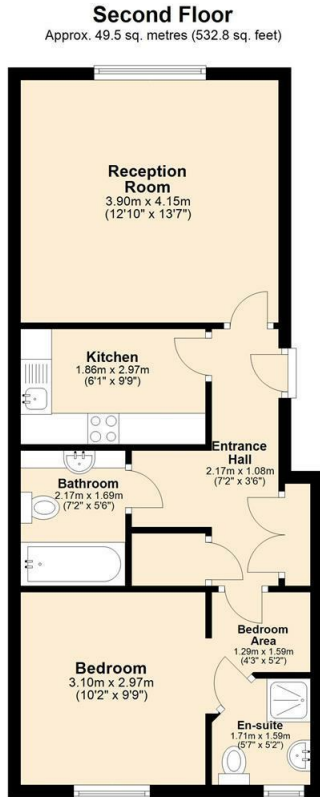


#### **School catchment areas**

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

## Floor Plan

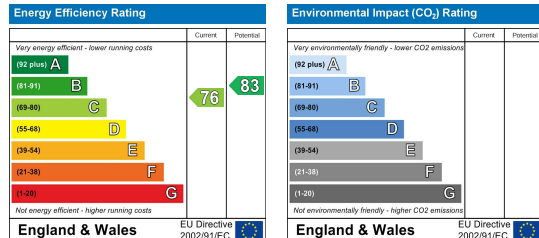


Total area: approx. 49.5 sq. metres (532.8 sq. feet)

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



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, 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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: [info@wardsestateagents.co.uk](mailto:info@wardsestateagents.co.uk) [wardsestateagents.co.uk](http://wardsestateagents.co.uk)

