



w**ards**
estate agents

Flat 9 School Board Lane

Brampton, Chesterfield, S40 2FT

£168,500

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Offered with NO CHAIN & IMMEDIATE POSSESSION!!

Superb, deceptively spacious TWO DOUBLE BEDROOM/TWO BATHROOM FIRST FLOOR APARTMENT, built in 2007/08 and which enjoys an enviable WEST FACING position, situated just off Chatsworth Road in the Heart of Brampton & within proximity to Chesterfield town centre. Easy access for commuters to Motorway Networks & Chesterfield Train Station. Well placed for the stunning Peak District & Chatsworth House. Local amenities include, Boutique shops, Bistro Cafes, Restaurants, Bus services and is within the Brookfield School Catchment.

Potential for Investors with an approximate 6% Yield pa based upon a purchase price of £168,500 and a monthly rental of £850. LEASEHOLD with 250 year Lease which commenced in January 2007. Ground Rent £75.00 half yearly and Maintenance Charges are £499.87 half yearly.

Internally the well proportioned, impeccably presented accommodation benefits from Electric Heating with an Ariston Cylinder Water Tank, uPVC double glazing and includes entrance foyer with access to staircase and lifts. Allocated car standing space. External enclosed bin/refuse area.

Internal entrance hall, impressive sun blessed open plan reception room with balcony & kitchen with integrated appliances. Principal double bedroom with Juliet balcony, range of quality fitted wardrobes and Attractive En Suite Shower Room. Second double bedroom which offers versatility to be used as a dining room, hobby room, office or is perfect for home working space. Superb partly tiled main bathroom with White 3 piece suite.

LEASEHOLD INFORMATION

250 year Lease which commenced in January 2007. Ground Rent £75.00 half yearly and Maintenance Charges are £449.87 half yearly.

Additional Information

Electric Central Heating with Ariston Cylinder Water Tank
uPVC double glazing
Gross Internal Floor Area - 76.5 Sq.m/ 823.2 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area- Brookfield Community School

Entrance Hallway

11'5" x 6'10" (3.48m x 2.08m)

Having a wood entrance door. Large storage cupboard with lighting and useful linen storage. Ariston cylinder water tank. Consumer Unit

Splendid Open Plan Kitchen/Living Space

20'6" x 19'11" (6.25m x 6.07m)

a lovely sun blessed room with patio doors to the South Facing Balcony having seating space. Gloss fronted integrated kitchen units comprising of a full range of base and wall cupboards with complementary work surfaces, inset stainless steel sink unit and tiled splash backs. Integrated Electric Oven/Hob/Chimney Extractor Fan with Aluminium splash back. Integrated fridge/freezer and washer/dryer both around 12 months old. Integrated dishwasher. Tiled floor area and downlighting. TV point.

Front Principal Bedroom One

12'10" x 9'9" (3.91m x 2.97m)

Double bedroom with front South Facing aspect window with Juliet Balcony. Quality range of fitted bedroom wardrobes with surplus amounts of hanging space, drawers, shelving and hidden dressing table with lighting. Telephone point.





Luxury En-Suite

6'10" x 5'2" (2.08m x 1.57m)

Attractively fitted shower room being tiled and comprising of a fully tiled double shower cubicle with mains shower, wash hand basin and low level WC set within lovely vanity housing units. Shaver point. Chrome heated towel rail, downlighting and tiled floor.

Front Double Bedroom Two

9'10" x 9'9" (3.00m x 2.97m)

Again with South Facing aspect window and is a versatile room with could be used for dining room, office, hobby room or home working if required. Telephone point.

Impressive Main Bathroom

6'10" x 5'9" (2.08m x 1.75m)

Benefits from being mostly tiled and comprising of a White 3 piece suite which includes bath with complimentary tiled side panel & mains shower over with screen. Low level WC and wash hand basin are set within modern vanity housing units. Chrome heated towel rail, downlighting and tiled floor.

Store Room

5'7" x 3'0" (1.70m x 0.91m)

Useful storage space.

Balcony

8'11" x 3'1" (2.72m x 0.94m)

Pleasant seating space for relaxation.

Outside

Communal gardens. Allocated car standing space with camera surveillance to the car park areas.. External enclosed bin/refuse area.

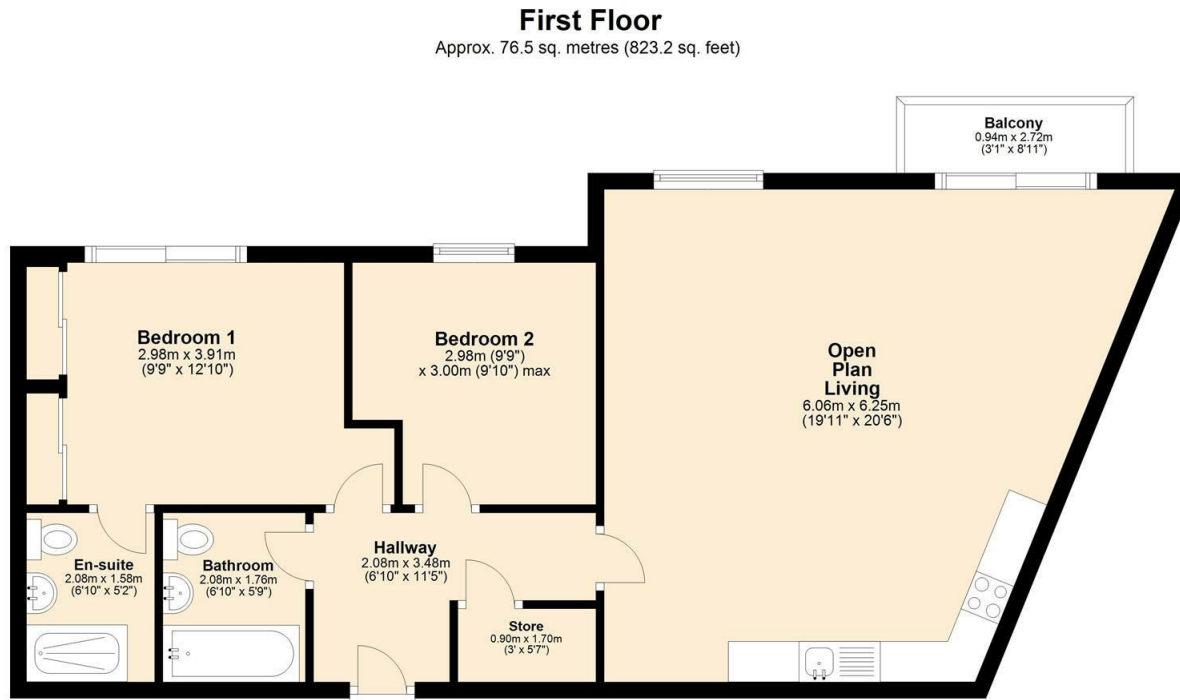


School catchment areas

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

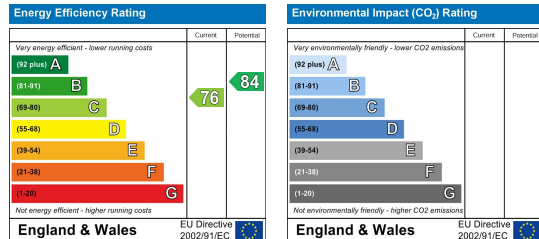


Total area: approx. 76.5 sq. metres (823.2 sq. feet)

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.

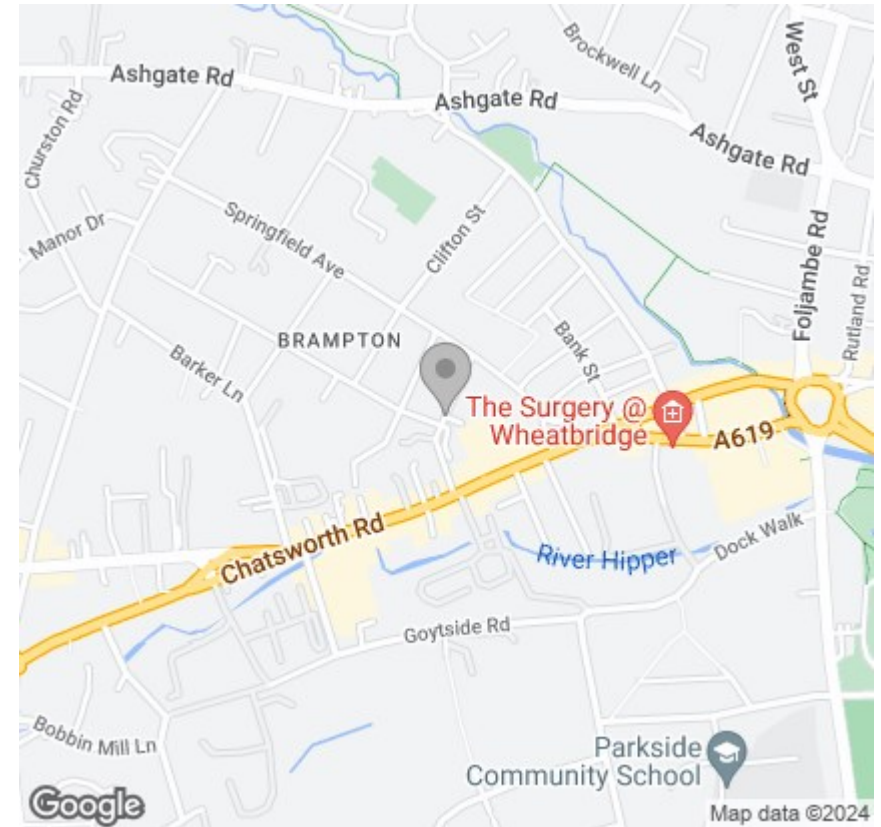
Energy Efficiency Graph



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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.

