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estate agents

24 Wilden Croft

Brimington, Chesterfield, S43 1GT

Guide price £125,000

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Guide Price £125,000 - £130,000

NO CHAIN IMMEDIATE POSSESSION!

Ideal for the First Time Buyer or Investor alike this TWO DOUBLE BEDROOM Leasehold Ground Floor Apartment is perfectly located for easy access to the Town Centre the Royal Hospital, Train Station & Major Commuter Links TO Dronfield & Sheffield via A61/A617/M1 Motorway Junction 29/29A.

UNIQUE SEMI RUAL SETTING OVERLOOKING THE CANAL - PERFECTLY PLACED FOR WALKING AND CYCLE ROUTES!!

POTENTIAL YIELD OF 6/7% per annum- based upon a purchase price of £130,000 and a monthly rent payable of £699.

Communal grounds with lovely open Green space to the front overlooking the canal! Allocated off street car standing space and visitor parking to the rear.

Neutrally presented & spacious accommodation benefits from Electric Heating, uPVC Double Glazing and internally the accommodation comprises of Entrance Hall with store/coats cupboard, Reception Room with access to delightful balcony which is ideal for outside social/family entertaining. Kitchen with integrated appliances. Primary Double Bedroom with patio doors onto the balcony, second good sized bedroom with built in wardrobe and partly tiled family bathroom with White 3 piece suite/Shower.

Additional Information

Electric Heating-
uPVC double glazed windows and doors
Gross Internal Floor Area - 50.6 Sq.m. / 544.2 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area - Springwell Community College

ADDITIONAL LEASEHOLD INFORMATION

LEASEHOLD- 135 years remaining from 1/1/2003- 1/1/2158

Ground Rent £110 per annum
Service Charge £60 per month

Entrance Hall

15'5 x 3'8 (4.70m x 1.12m)

Communal entrance door gives access to the front entrance door of the apartment. Useful store/coats cupboard.

Reception Room

14'9 x 11'8 (4.50m x 3.56m)

Front aspect reception room with attractive open aspect and view over the canal. Electric fireplace suite. Door provides access to the balcony with provides lovely outside social/family entertaining.





Integrated Modern Kitchen

9'9" x 6'1" (2.97m x 1.85m)

Comprising of a range of wall drawer and base units with complementary work surfaces over having inset stainless steel sink unit with mixer tap and tiled splash backs. Integrated appliances include electric oven, 4 ring hob and extractor hood above. Space and plumbing is provided for washer dryer. Space for under counter fridge. Vinyl flooring. Rear Aspect window.

Principal Double Bedroom One

10'10" x 10'4" (3.30m x 3.15m)

A generous main double bedroom with front aspect window enjoys views towards the pleasant tree lined aspect and canal. Sliding patio door opens onto the balcony.

Double Bedroom Two

10'2" x 7'1" (3.10m x 2.16m)

A second good sized bedroom with is extremely versatile and can be used as bedroom/ office or home working. Useful built in cupboard which houses the hot water cylinder tank.

Part Tiled Modern Bathroom

6'1" x 6'0" (1.85m x 1.83m)

Comprising of a White 3 piece suite which includes panelled bath with electric shower over, pedestal wash hand basin and low level WC. Vinyl flooring.

Balcony

9'8" x 3'5" (2.95m x 1.04m)

Perfect for external al fresco family/social entertaining!! Lovely aspect which overlooks the canal.

Outside

Communal gardens with open Green space to the front being tree lined with views over the canal. Allocated parking space plus visitor parking to the rear.

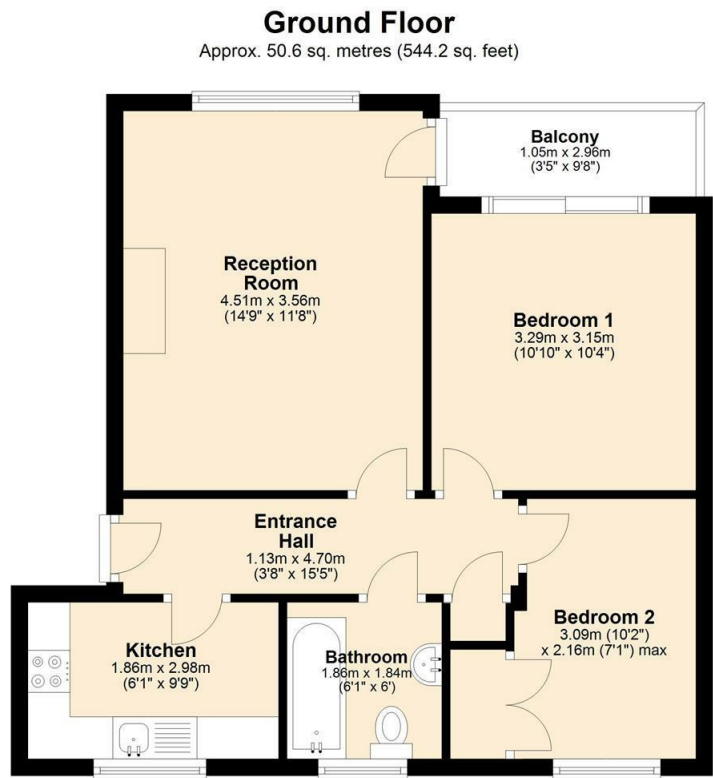


School catchment areas

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

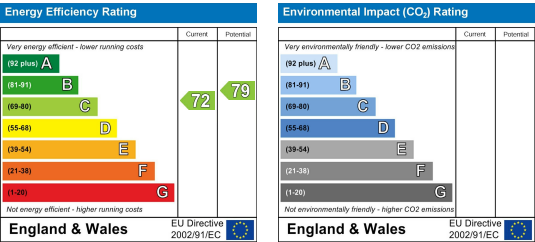


Total area: approx. 50.6 sq. metres (544.2 sq. feet)

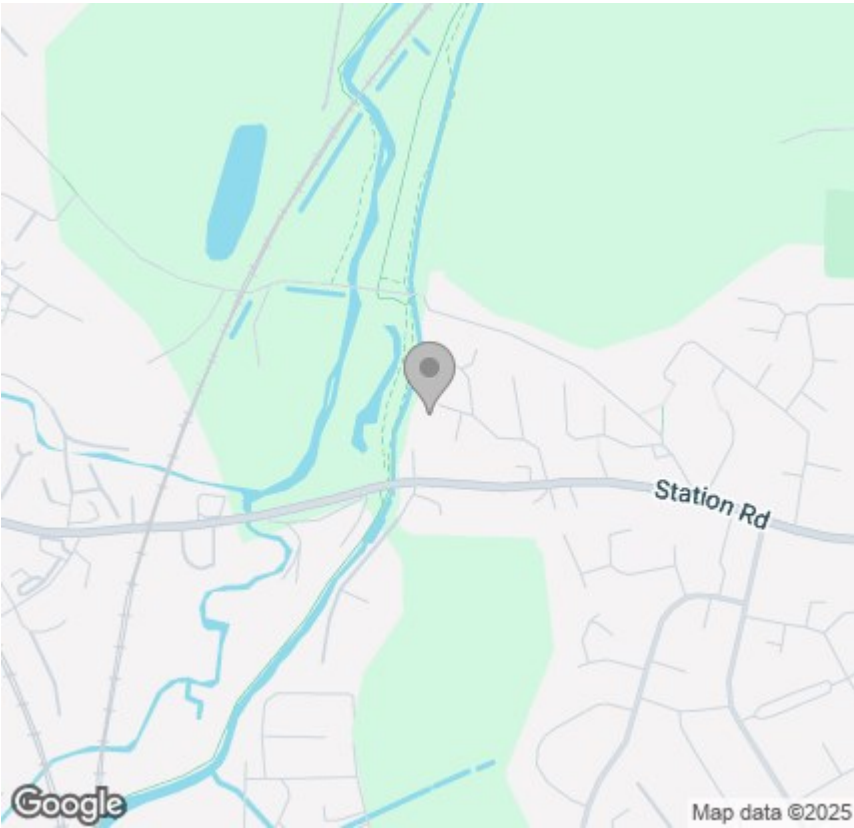
Viewing

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



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.

