



wards
estate agents

Oliver House Wain Avenue
, Chesterfield, S41 0FE

£125,000

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NO CHAIN IMMEDIATE POSSESSION!

Ideal for the First Time Buyer or Investor alike this TWO BEDROOM Leasehold First Floor Apartment with pleasant aspect having views towards the canal!! 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 6.5.% per annum- Based upon a purchase price of £125,000 and a Monthly Rent Payable of £700 per month

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 with laminate flooring, reception room with pleasant aspect overlooking the canal, fitted kitchen, main double bedroom with fitted wardrobes and further spacious versatile bedroom which could be used for dining room/office/home working. Partly Tiled Spacious Bathroom with White 3 piece suite/Shower.

Internal Viewing is Highly Recommended!

Leasehold Information

Leasehold Information - 999 years lease from 1 Jan 2001

Service charges - £75.67 per month

Additional Information

Electric Storage Radiators with Economy 7

Current Electrical Certificate

uPVC Double Glazed Windows

Gross Internal Floor Area- 55.7 Sq.m/ 599.8 Sq.Ft

Council Tax Band - B

Secondary School Catchment Area - Outwood Academy-Hasland Hall

Entrance Hallway

Laminate flooring, Storage radiator. Store cupboard. Airing cupboard with cylinder water tank. Consumer Unit.

Fitted Kitchen

9'1" x 8'1" (2.77m x 2.46m)

Comprising of a range of base and wall units with complimentary work surfaces and ceramic inset sink unit. Fridge Freezer included. Integrated electric oven, hob and extractor fan. Space for washing machine. Wall radiator. Tiled floor. A pleasant aspect with views towards the canal.





Reception Room

14'11" x 11'8" (4.55m x 3.56m)

A light and airy living space with windows to 3 elevations with a pleasant aspect towards the canal. Laminate flooring. Night storage radiator. TV point.

Double Bedroom One

15'7" x 8'5" (4.75m x 2.57m)

A pleasant aspect again looking towards the canal. Triple built in wardrobes. TV point. Laminate flooring and storage radiator.

Bedroom Two

11'2" x 7'0" (3.40m x 2.13m)

A good sized second bedroom which is very versatile and could be used as dining room or office/home working.



Partly Tiled Bathroom

7'9" x 4'0" (2.36m x 1.22m)

Comprising of a 3 piece suite which includes bath with shower spray and screen. Pedestal wash hand basin and low level WC. Wall cabinet. Tiled floor. Extractor fan and Dimplex wall heater.

Outside

Communal gardens and allocated car standing space.

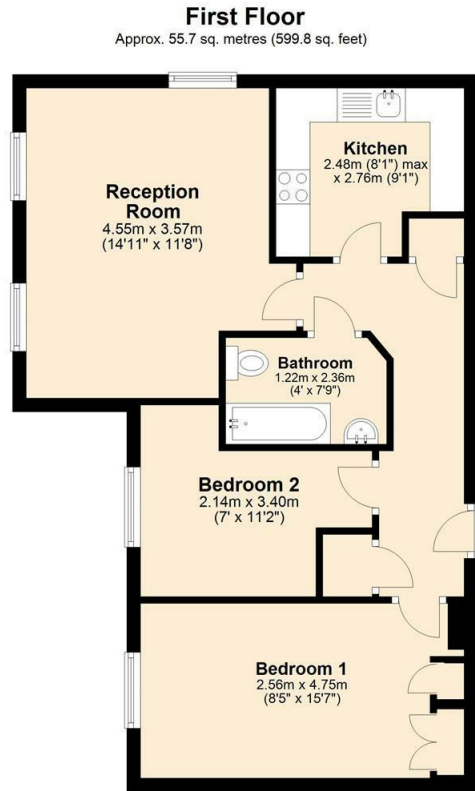


School catchment areas

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

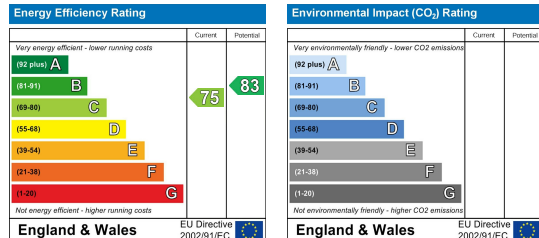


Total area: approx. 55.7 sq. metres (599.8 sq. feet)

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.

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