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estate agents

18 Waterloo Court

Lower Pilsley, Chesterfield, S45 8BP

Guide price £100,000

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Price Guided £100,000-£105,000

Of possible interest to first time buyers, investors or retirees!

Superbly presented two double bed roomed first floor apartment offers 622 sq.ft. of neutrally presented accommodation, which includes plenty of storage and a fantastic open plan living kitchen area with Juliet balcony. Allocated Car Parking Space and superb views towards open countryside.

POTENTIAL YIELD of approx 6% Per Annum - Based Upon a Purchase Price of £100,000 and a Monthly Rent Payable of £600

Option to Purchase and Continue Current Rental Agreement with Long-Standing Tenant

The property is Leasehold.
Lease Start Date: 01/07/2005
Lease End Date: 01/07/2130
Ground Rent Payable: £75 every 6 months
Service Charge Payable: £385 every 6 months

Located just off of Locko Road in this popular semi rural location, the property is well placed for accessing the various amenities in Pilsley and for links into Clay Cross, Chesterfield Town Centre and for routes towards the M1 Motorway.

Additional Information

Electric heating
uPVC double glazed windows and doors
Security Alarm System
Gross internal floor area - 57.9 sq.m./ 622.8sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Tupton Hall School

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Communal Entrance Door

Communal Hallway with stairs to first floor

Entrance Hall

2'10 x 5'4 (0.86m x 1.63m)
uPVC door. Laminate flooring.

Open Plan Living Room/Kitchen





Living Room

16'6 x 15'0 (5.03m x 4.57m)

A good sized reception area having a built-in cupboard and uPVC double glazed French doors opening to a Juliet balcony which overlooks the front of the property. Superb views towards open countryside.

Kitchen

7'10 x 8'9 (2.39m x 2.67m)

Fitted with a range of cream wall and base units with complementary work surfaces over. Inset 1½ bowl single drainer sink with mixer tap. Integrated electric oven and 4-ring hob with concealed extractor over. Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer. Vinyl flooring.

Inner Hallway

2'10 x 6'6 (0.86m x 1.98m)

Rear Bedroom 1

14'7 x 8'9 (4.45m x 2.67m)

Airing cupboard & tank & immersion heater.

Rear Bedroom 2

11'5 x 8'9 (3.48m x 2.67m)

Bathroom

6' x 8'9 (1.83m x 2.67m)

Fitted with a white 3-piece suite comprising of a panelled bath shower screen and mixer shower over, pedestal wash hand basin and a low flush WC. Tiled floor.

Outside

The property has communal gardens and one allocated car parking space to the communal carpark.

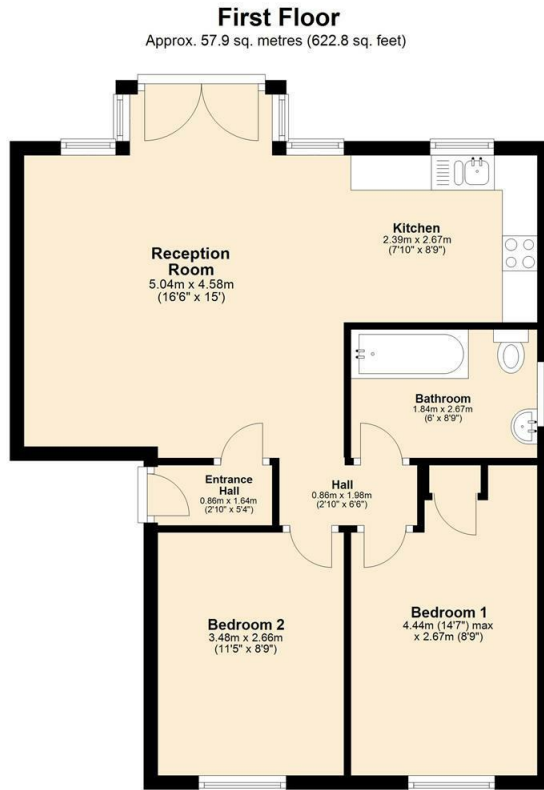


School catchment areas

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

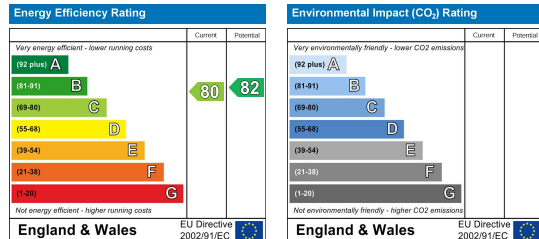


Total area: approx. 57.9 sq. metres (622.8 sq. feet)

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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