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estate agents

Westleigh Court Newbold Back Lane

Newbold, Chesterfield, S40 4NY

£129,950

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SUPERB FIRST FLOOR APARTMENT - RE-FITTED KITCHEN & BATHROOM - SINGLE GARAGE - NO CHAIN!!

This superb two double bedroomed first floor apartment has been comprehensively modernised by the current owner to offer a contemporary styled and tastefully presented property. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property has much to offer.

Potential Yield of 6% pa based upon a monthly rental of £725 and a purchase price of £130,000

Situated in this suburb of Newbold enjoying close access to both Holme Brook Valley Park/Linacre Reservoir, local schools, bus routes, local shops and & local amenities. Easy access to the Town Centre, Train Station & excellent commuter network roads including A61/617 & M1 Motorway Junction 29

Benefits from uPVC double glazing and gas central heating with a combi boiler and includes a modern re-fitted kitchen and superb shower room two good sized bedrooms, and a fantastic reception room which enjoys lovely views of the rear playing fields. Single brick built garage set in a block of 3. Communal gardens and additional communal parking.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing.





Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler - annually serviced with Blue Flame
uPVC double glazed windows/facias/soffits
Gross Internal Floor Area -73.6 Sq.m/792.1 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area- Outwood Academy Newbold

Additional Lease Information

- The property is Leasehold - Term 999 years with 990 years remaining.

Lease Start Date: 11/08/2016

Lease End Date: 10/08/3014

Service Charge: £110 per month

Ground Floor Entrance

A communal entrance door opens to a communal hallway where steps take you up to the First Floor.

Entrance Hall

3'5" x 3'3" (1.04m x 0.99m)

Hallway

11'4" x 4'8" (3.45m x 1.42m)

Spacious inner hallway with useful store cupboard.

Re-fitted Breakfasting Kitchen

12'6" x 9'10" (3.81m x 3.00m)

Comprising of a range of base and wall units in White with glazed display cupboards and complimentary work surfaces over with tiled splash backs. Integrated electric oven, hob and chimney extractor above. Space for washing machine. Integrated dishwasher and fridge/freezer.

Worcester Bosch Combi Boiler - annually serviced with Blue Flame

Reception Room

15'7" x 12'10" (4.75m x 3.91m)

A pleasant living room which enjoys lovely views over the playing fields to the rear. Fireplace with marble back and hearth and electric stove. Partly glazed internal door to the hallway.





Rear Double Bedroom One

12'10" x 9'5" (3.91m x 2.87m)

Rear aspect window with fabulous rear views over the playing fields. Fitted double wardrobe with sliding doors.

Front Single Bedroom Two

9'5" x 9'0" (2.87m x 2.74m)

A good second versatile bedroom with fitted wardrobe and sliding door. Could be used for office/study or home working room.

Superb Re-Fitted Shower Room

7'7" x 5'5" (2.31m x 1.65m)

Being fully tiled and comprising should cubicle with mains shower, low level WC and pedestal wash hand basin. Chrome heated towel rail.

Single Garage

17'2" x 8'3" (5.23m x 2.51m)

Single garage situated in a block of 3 garages.

Outside

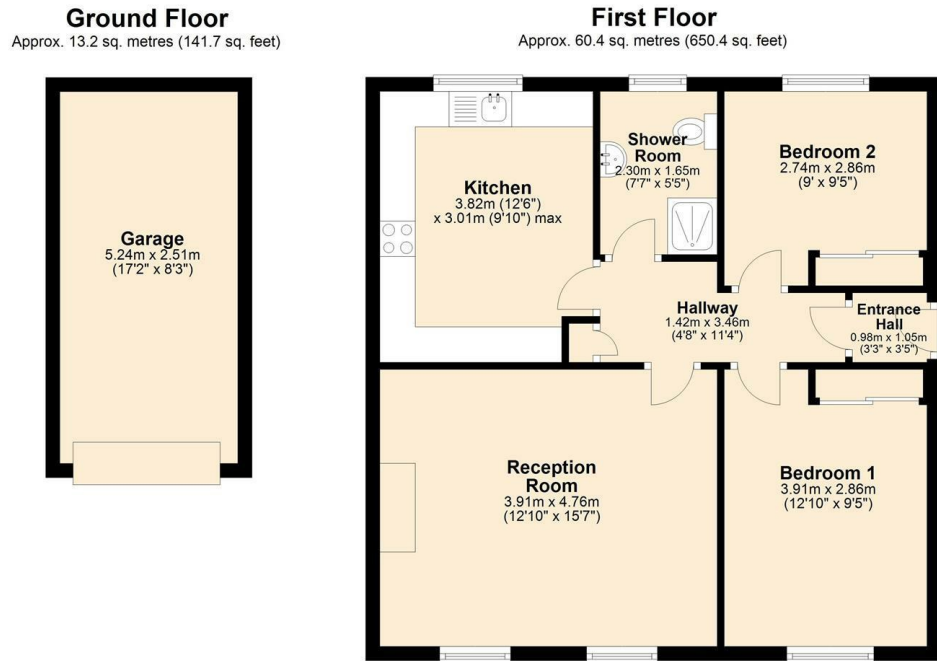
Communal gardens and communal parking.

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

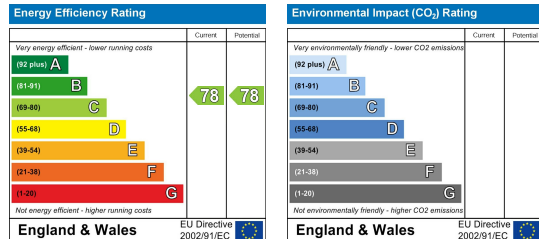


Total area: approx. 73.6 sq. metres (792.1 sq. feet)

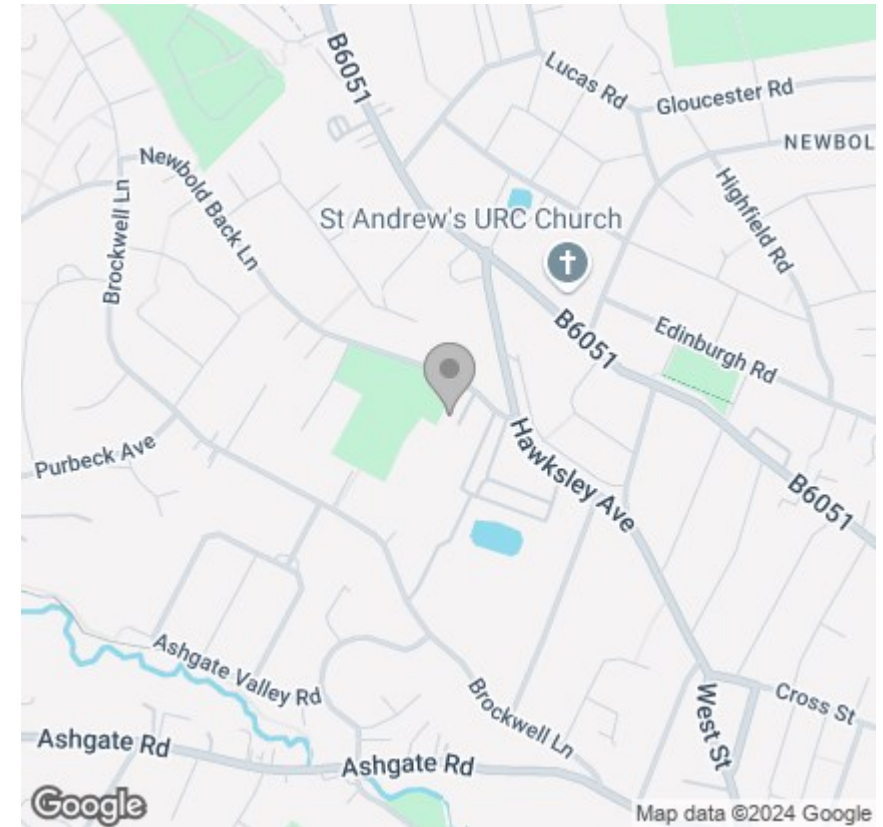
Viewing

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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