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estate agents

9 Hallam Court

Pembroke Road, Dronfield, S18 1WN

£115,000

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1WN

Offered to the open market with NO CHAIN &
IMMEDIATE POSSESSION!!

Excellent opportunity to acquire this sensibly priced
second floor One Bedroom Flat with is perfect for first
time buyers or investors alike! Particularly well located
within this small development standing in a block of
only 9 similar properties and within easy reach of the
train station, Civic Centre and renowned Dronfield
School Catchment.

Potential Yield of 6/7% per annum based upon a
Monthly Rental of £650 and a purchase price of
£115,000

Well maintained and presented accommodation
benefits from gas central heating with a New Combi
Boiler in 2023 and uPVC double glazing. Comprises
communal entrance hallway, second floor landing with
useful store, internal entrance hall with utility space.
Double bedroom, Reception Room and Modern
Integrated Cream Gloss Kitchen with breakfast bar.

Gated entrance leads into the communal gardens and
grounds which are well established and maintained.
There is communal additional parking spaces.

Garage is located in a block.

Additional Information

Gas Central Heating- Combi Boiler(New in 2023 &
annually serviced and with Gas Certificate)
Electrical Certificate available
uPVC Double Glazed windows
Gross Internal Floor Area - 59.7 Sq.m. / 642.4 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area - Dronfield Henry
Fanshawe School

Leasehold Information

LEASEHOLD- The lease is 200 years from 25th Dec
1983 - so 160 years remaining. Ground Rent £10 per
annum. Service Charge £120.58 per month.

Communal Entrance Hall

Stairs to all levels. Second floor landing with useful
store cupboard.

Second Floor Store

Useful private store cupboard

Entrance Hall

9'9" x 5'1" (2.97m x 1.55m)
Access to all rooms.

Double Bedroom One

12'3 x 9'9 (3.73m x 2.97m)
Having side aspect window.

Utility Space

Useful utility area with space and plumbing for
washing machine.





Reception Room

17'1 x 9'8 (5.21m x 2.95m)
Spacious reception room with front window have a pleasant aspect overlooking the car parking area and entrance gates.

Modern Integrated Kitchen

9'8 x 7'9 (2.95m x 2.36m)
Comprising a range of Cream Gloss base and wall units with complimentary work surfaces with inset stainless steel sink unit and tiled splash backs. Ideal Instinct Combi Boiler which was newly fitted in 2023. Integrated electric oven, hob and chimney extractor above. Space for fridge/freezer. Breakfast Bar area. Downlighting.

Fully Tiled Bathroom

9'9 x 7'11 (2.97m x 2.16m)
Comprising a White 3 piece suite which includes bath with mains shower above and shower screen. Pedestal wash hand basin and low level WC. Chrome heated towel rail.

Garage in Block

16'2 x 7'7 (4.93m x 2.31m)
Located in a block

Outside

Gated entrance leads into the communal gardens and grounds which are well established and maintained. There is communal additional parking spaces.



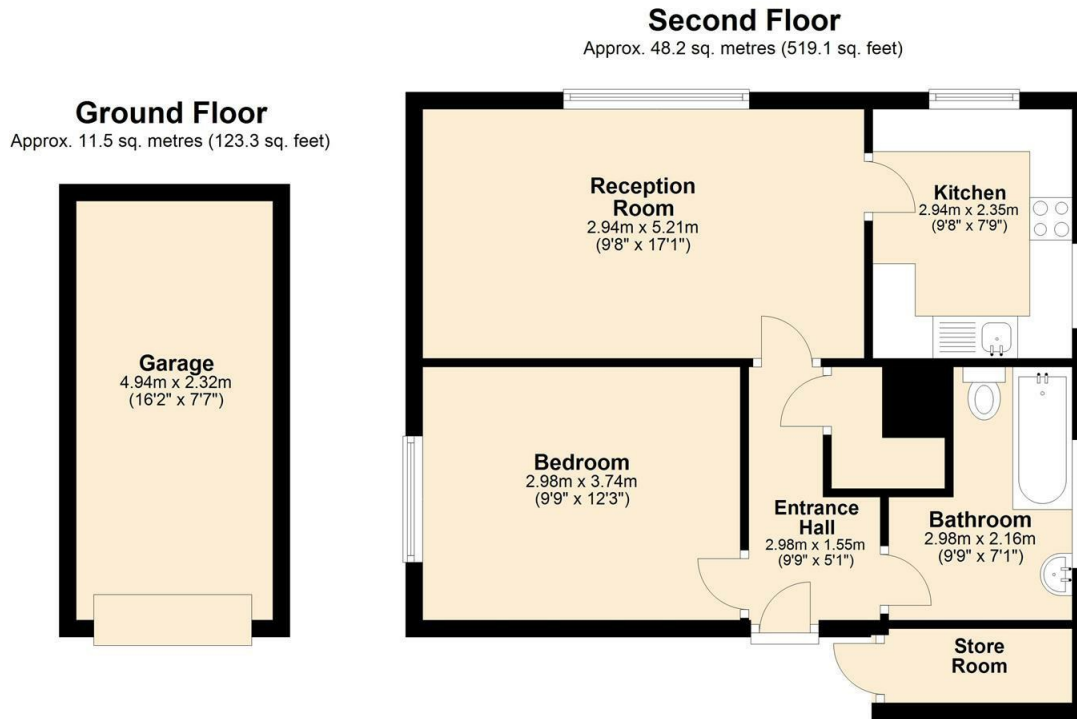
School catchment areas

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

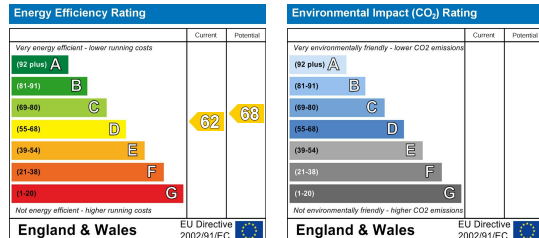


Total area: approx. 59.7 sq. metres (642.4 sq. feet)

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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