



w**ards**
estate agents

56 Markham Quay

Camlough Walk, Chesterfield, S41 0FT

£140,000

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NO CHAIN IMMEDIATE POSSESSION!

Ideal for the First Time Buyer or Investor alike this Fabulous 3 Bedroom DUPLEX APARTMENT set over two floors and with superb views of the Crooked Spire! Is perfectly located in the Town Centre for access to the Royal Hospital, Train Station & Major Commuter Links A61/A617/M1 Motorway Junction 29.

LEASEHOLD - 999 year lease from 1st January 2004.

POTENTIAL YIELD OF 6/7% per annum- Based upon a purchase price of £140,000 and a Monthly Rent Payable of £795 per month.

Neutrally presented & recently decorated spacious accommodation comprising approx 1100 sq ft and benefits from Electric Storage Heating, Wood Framed Sealed Unit Double Glazing.

Main entrance with secure door entry / intercom, Lift or stairs access to 3rd floor - entrance hall, open plan "L" shaped living / kitchen / diner (with integrated appliances), spacious principal bedroom with en suite shower / WC. Stairs to spacious landing, second double bedroom and third versatile bedroom/office/home working with fitted office desk area & family bathroom with 3 piece White suite.

Communal Grounds, Allocated Off Street Car Standing Space, Secure Door Entry System with Intercom & Additional Secure Locker Storage Room.

INTERNAL INSPECTION ESSENTIAL!!

LEASEHOLD INFORMATION

999 year lease from 1st January 2004.

Ground Rent £517.95

5 Yearly indexed RPI reviews- last review 2024

Maintenance Charge £3482.66 (290.22 per month)

2024 Service Charge includes amounts relating to 2024 flood event- A 2024 flood event incurred additional costs primarily in relation to flood defence works (Est £20,000) to prevent a re-occurrence & insurance excess of £25,000 for remedial works. Total £45,000 and apportion to this property is £1,132. - 50% of which is included in 2024 service charge. Remaining 50% to be included in 2025 service charge.

Additional Information

Storage Radiator Heating

uPVC double glazed windows

Current Electrical Certificate

Chrome internal fittings

Gross Internal Floor Area - 99.4 Sq.m/1069.8 Sq.Ft.

Council Tax Band - C

Secondary School Catchment Area-Outwood Academy-Hasland Hall

Spacious Entrance Hall

13'7" x 10'0" (4.14m x 3.05m)

Laminate flooring.

Open Plan Integrated Kitchen

10'0" x 11'0" (3.05m x 3.35m")

Comprising of a range of base and wall units with complimentary work surfaces and inset stainless steel sink. Integrated oven, hob and extractor above. Space for washing machine which is included in the sale.

Open Plan Reception Room

21'0" x 10'3" (6.40m x 3.12m)

Patio doors with Juliet Balcony. Laminate flooring. Views towards Crooked Spire.





Double Bedroom One

13'3" x 10'3" (4.04m x 3.12m)

En-Suite Shower Room

6'11" x 6'7" (2.11m x 2.01m)

Comprising of a 3 piece suite which includes shower cubicle with mains shower, pedestal wash hand basin and low level WC.

First Floor Landing

12'6" x 7'0" (3.81m x 2.13m)

Spacious landing area with access to the two further bedrooms and family bathroom

Double Bedroom Two

14'8" x 10'11" (4.47m x 3.33m)

A second good sized double bedroom. Velux window.

Study/Bedroom 3

10'5" x 7'10" (3.18m x 2.39m)

A versatile third bedroom which is suitable for office/home working with fitted office furniture. Velux window.

Partly Tiled Bathroom/WC

10'5" x 6'6" (3.18m x 1.98m)

Comprising of a White 3 piece suite which includes bath having shower above, pedestal wash hand basin and low level WC

Outside

Communal gardens and allocated car standing space.

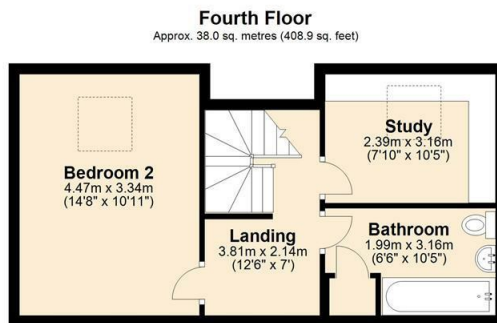
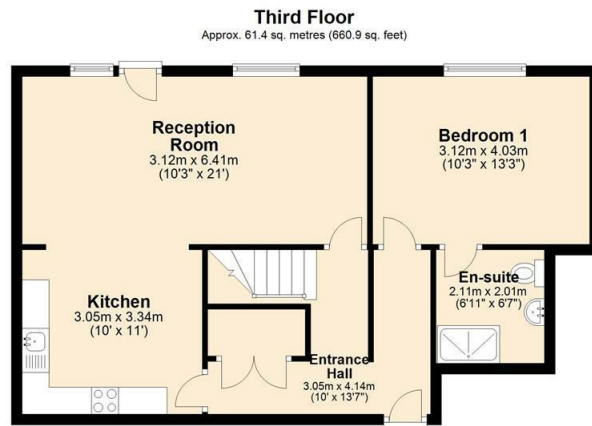


School catchment areas

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

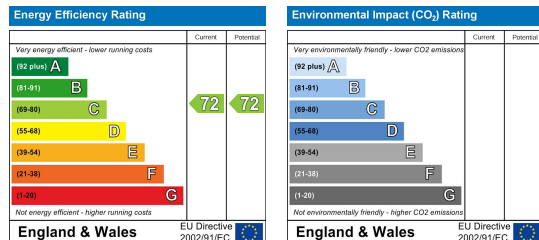


Total area: approx. 99.4 sq. metres (1069.8 sq. feet)

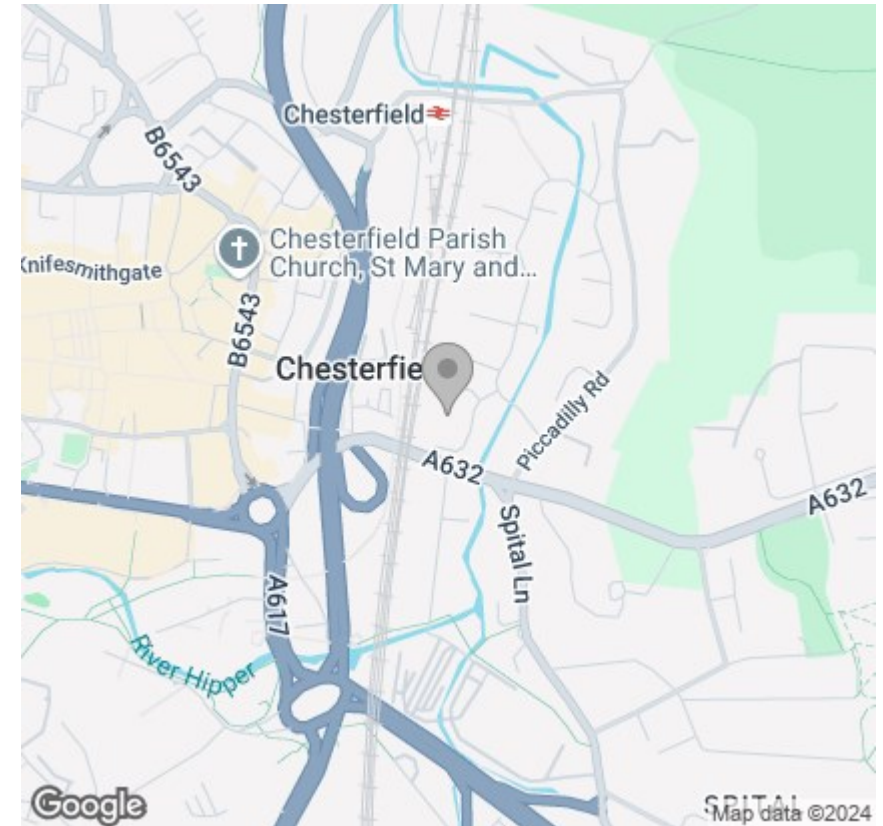
Viewing

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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

