

wards
estate agents

Lifestyle Village High Street

Old Whittington, Chesterfield, S41 9LQ

Guide price £120,000

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Guide Price £120,000 - £125,000

Offered to the Market with No Chain!

This is a LEASEHOLD APARTMENT

Modernised & neutrally presented luxury two-bedroom first floor apartment (with lift access) situated in the exclusive lifestyle Village Development and includes Electric heating with upgraded radiators and double-glazed sealed unit windows.

Communal entrance, with stairs or lift to landing with separate entrance hall, spacious reception room with uPVC French Doors & Juliet Balcony enjoying views over the communal gardens. Superb fitted integrated breakfast kitchen, double bedroom with fitted wardrobes, further versatile bedroom & spacious modern bathroom with 4-piece suite.

The development, set in approximately 5 acres of land is strictly for the over 50s and residents have the benefit of a laundry room, club house and well-maintained communal grounds. There is also residents parking.

Situated in a very popular residential location in Old Whittington, which is to the North side of Chesterfield, being ideally located for Chesterfield, Dronfield & Sheffield with local amenities, schools & bus routes close by.

























Additional Information

Gross Internal Floor Area - 68.1 Sq.m/ 732.6 Sq.Ft.
Secondary School Catchment Area-Whittington Green School
Visitors Parking
Electric Heating
Internal Chrome Electrical Sockets
Hardwood Double Glazed windows (Except Juliet Balcony with is uPVC double glazed)
Emergency Pull Cord System
Warden on Site
Village Club for residents to relax and socialise- with resident's lounge, toilets, self-service laundrette, kitchen, Manager's office, Guest suite & staff apartments.
Washing machine, blinds, curtains, light shades all included in the sale
EPC Rating: D-Certificate Valid until Feb 2027
Council Tax Band B

Additional Lease Information

The property is LEASEHOLD
Title Number DY 552025
The Lease is for a period of 200 years from 25th March 1996- 170 years remain on the Lease
A Ground Rent due of £250 per annum (2026)
A monthly service charge of £275 (2026) covers the care of the communal areas, including grounds, maintenance/landscape, building insurance and communal repairs along with the other resident benefits such as use of laundry facilities, function suite.

Entrance Hall

7'4" x 3'11" (2.24m x 1.19m)

An 'Shaped hallway having front uPVC door. Access to the loft storage space. Cupboard where the updated Cylinder Water Tank is located

Front Reception Room

16'2" x 14'0" (4.93m x 4.27m)

A well presented, spacious and airy room with modern fireplace & electric fire. French uPVC Juliet Balcony doors with fitted quality blinds

Integrated Kitchen

11'7" x 7'6" (3.53m x 2.29m)

Comprising of a superb range of base and wall units with complementary Granite worksurfaces, upstands and windowsill. Inset stainless steel sink unit with mixer tap. Integrated oven, microwave and Halogen Bosch hob with Granite splash backs & chimney extractor fan above. Integrated fridge/freezer and space/plumbing for dishwasher and washing machine. Tiled floor. Rear aspect window with views over the grounds to the rear.

Store

5'6" x 3'8" (1.68m x 1.12m)

Useful additional storage space.













Main Double Bedroom One
11'8" x 11'8" (3.56m x 3.56m)
Main double room fitted with built-in sliding mirrored wardrobes and a pleasant front aspect window.

Side Double Bedroom Two
8'5" x 8'4" (2.57m x 2.54m)
A versatile second bedroom which could also be used for office/hobby or home working. Side aspect window

Luxury Bathroom
11'7" x 6'3" (3.53m x 1.91m)
Being partly tiled and which comprises of a 4-piece White suite including a corner style bath, double cubicle with shower, pedestal wash hand basin and low-level WC. Chrome Heated Towel Rail.

Outside
The development, set in approximately 5 acres of land is strictly for the over 50s and residents have the benefit of a laundry room, club house and well-maintained communal grounds. There is also residents parking.

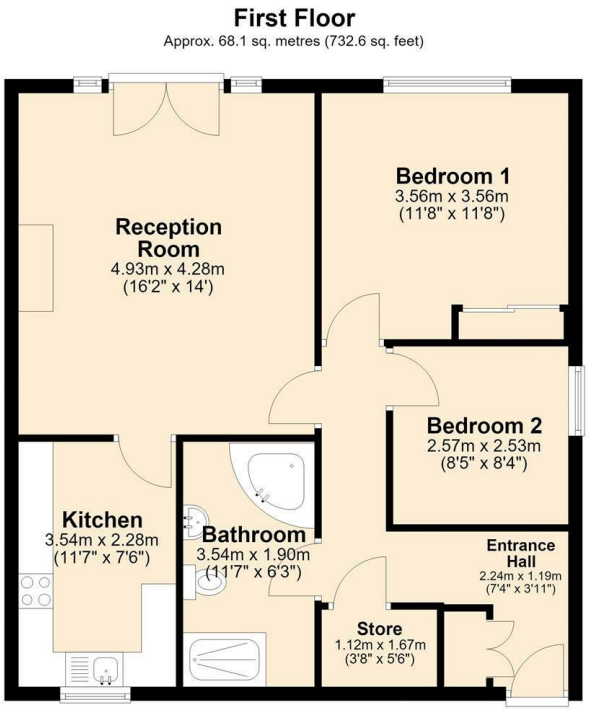
Situated close to local amenities, including shops and services, the property also benefits from nearby bus routes, ensuring convenient links.

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.

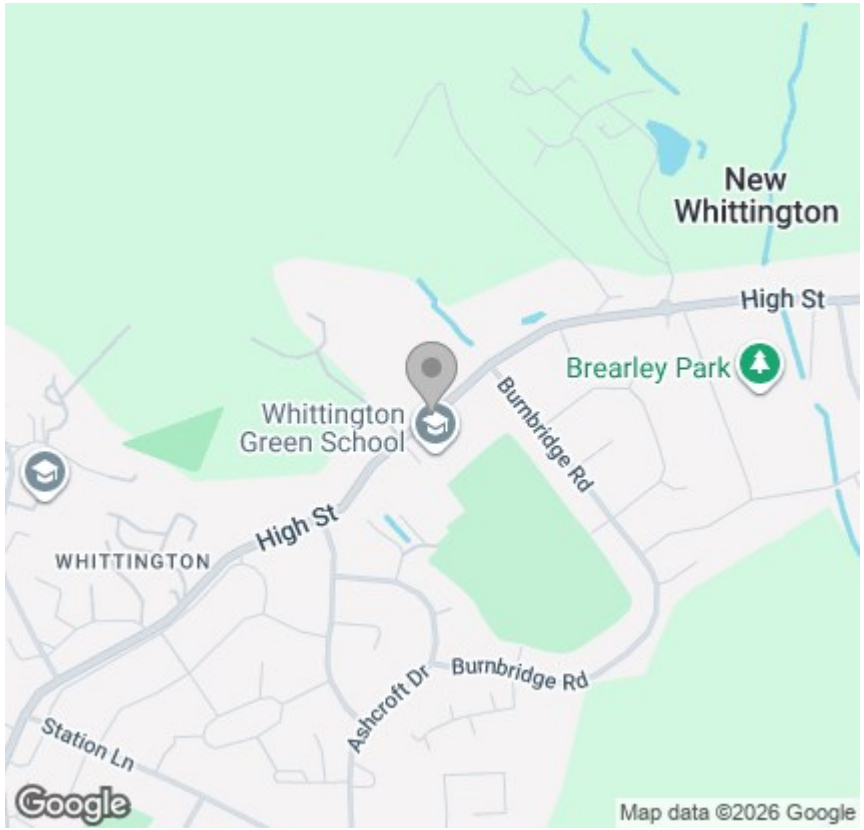
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 68.1 sq. metres (732.6 sq. feet)

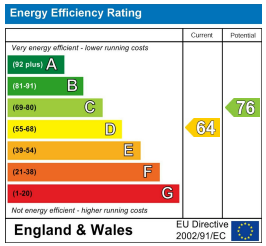
Area Map

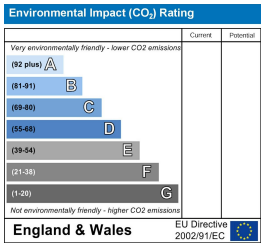


Viewing

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





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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