



19, Solent Road, Church Gresley, Derbyshire, DE11 9BU

HOWKINS &  
HARRISON

19, Solent Road,  
Church Gresley,  
Derbyshire, DE11 9BU

Guide Price: £130,000

Offered to the market with no upward chain, this well-presented two-bedroom first floor apartment enjoys a pleasant position within a modern residential development in Church Gresley and would make an ideal first time buy or investment property/income generator. Extending to 704 sqft, the property offers well proportioned accommodation including a spacious living room, fitted kitchen, two bedrooms and bathroom.

Externally, the property benefits from on street parking and enjoys an attractive setting with surrounding green space and woodland views nearby, whilst remaining conveniently positioned for local amenities and commuter links.

#### Features

- First floor Tyneside lease apartment
- Spacious living room with excellent natural light
- Fitted dining kitchen with ample storage space
- Two well-proportioned bedrooms
- Convenient access to local shops and amenities
- Offered with no upward chain



## Location

Situated within the popular residential area of Church Gresley, Solent Road enjoys convenient access to a wide range of local amenities, schooling and everyday facilities. Church Gresley and nearby Swadlincote offer a good selection of shops, supermarkets, cafés, leisure facilities and healthcare services, together with a variety of parks and countryside walks within the surrounding National Forest area.

The property is well placed for families, with a range of primary and secondary schools nearby, whilst excellent road links provide straightforward access to Burton upon Trent, Ashby-de-la-Zouch and the wider motorway network via the A444, A42 and M42.

Approximate distances:

Swadlincote town centre – 1.5 miles

Ashby-de-la-Zouch – 5 miles

Burton upon Trent – 7 miles

A42/M42 junction – 6 miles

East Midlands Airport – 14 miles

Derby – 18 miles

Tamworth – 20 miles

Leicester – 28 miles



## Accommodation Details – Ground Floor

Entered via a communal entrance door with stairs rising to the first floor, the apartment is accessed through a private entrance door leading into the entrance hall, which provides access to the principal accommodation together with useful storage.

The living room is a spacious and well-proportioned reception room enjoying excellent natural light, providing ample space for both seating and dining furniture. Positioned off the living room is the fitted dining kitchen, comprising a range of wall and base units with complementary work surfaces, inset sink drainer and space for appliances and dining table with chairs. There are two bedrooms, with bedroom one being a generous double bedroom with fitted wardrobes and bedroom two offering a versatile space suitable as a guest bedroom, dressing room or home office. Completing the accommodation is the bathroom, fitted with a white suite comprising bath with shower over, wash hand basin and WC.

## Outside

Externally, the property benefits from on street parking together with surrounding green space and pleasant communal areas nearby.

## Tenure & Possession

The property is on a Tyneside lease - with vacant possession being given on completion. A revised lease will be created for the new owner(s)

Definition of a Tyneside Lease - A building is split into two flats, one upstairs and one downstairs They are usually 999-year leases., Both owners are responsible for maintaining different parts of the building. Rights and responsibilities are set out in the leases. There are service charges to pay to Castle Heights Management Company - please ask for further details.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

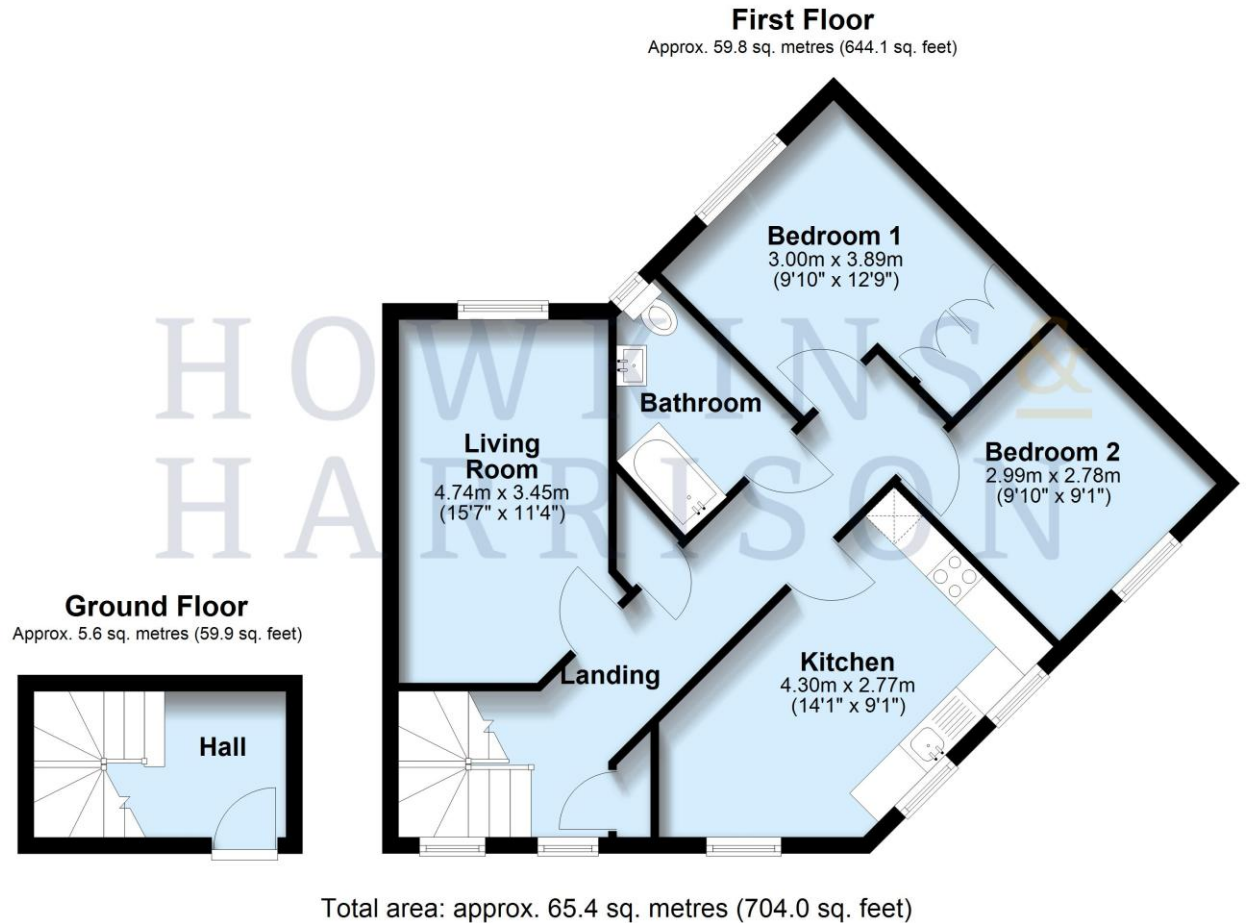
## Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available but not currently connected to the property.

## Local Authority

South Derbyshire District Council - Tel.:01283-595795  
Council Tax Band - A

## Energy Rating - C



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.