



Flat 8, Waltham House St. John Street, Wirksworth - DE4 4DT
£240,000



FLAT 8

Waltham House St. John Street, Matlock

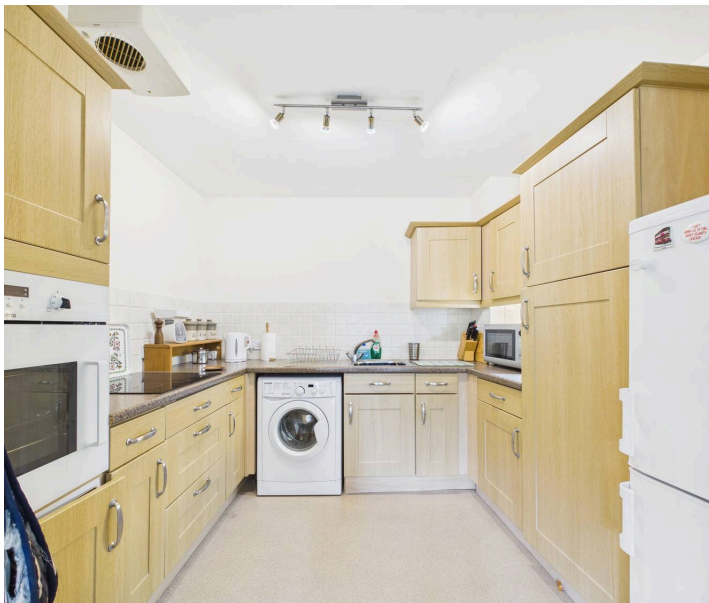
Grant's of Derbyshire are delighted to offer for sale this ground floor two bedroom flat within Waltham House - a modern Extra Care scheme located in the heart of the market town of Wirksworth. Offered with no upward chain, the property features gas central heating, double glazing, and a thoughtfully designed layout comprising an entrance hall with ample storage, a spacious open-plan living area with garden-facing windows, a well-equipped kitchen, two bedrooms and an accessible shower room. Outside the property enjoys well maintained communal gardens and convenient allocated parking. Viewing highly recommended. Virtual tour available. Management and service charges apply.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Two Bedroom Apartment in Extra Care Community
- No upward chain
- Stunning landscaped gardens
- Fabulous communal facilities
- Resident & visitor parking
- EPC Rating B
- Virtual tour available

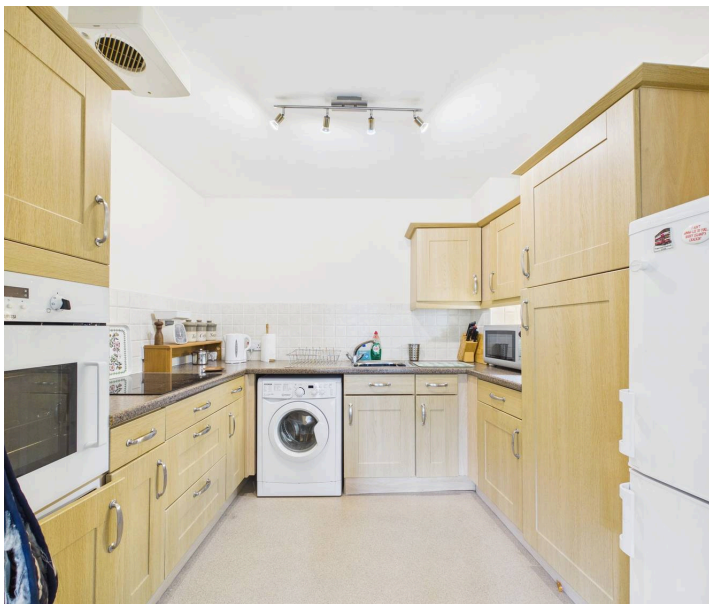


Location

The apartment is within the heart of Wirksworth's historic town centre, with a good range of shops, cafes and restaurants, together with great sporting facilities and a medical centre. Nearby towns such as Ashbourne and Matlock offer further facilities, and the city of Derby is just half an hour away by car. There is a railway station at Cromford, less than ten minutes drive away, and the heritage Ecclesbourne Valley Railway runs nearby. Wirksworth is set in the rolling green Derbyshire Dales, and is close to the Peak District National Park as well as Carsington Water which is great for walks and wildlife. The local bus services to Derby, Bakewell, Ashbourne, Chesterfield and Sheffield are near Waltham House.

About Waltham House

Waltham House is a welcoming Extra Care community located along the main street of Wirksworth. It provides independent living enhanced by on-site care and support services, combining a peaceful location with convenient access to local amenities. Residents benefit from a range of facilities including:- A restaurant serving hot breakfasts and lunches daily - A communal lounge with internet access - A bright conservatory area - A guest suite with an en-suite and kitchen facilities for visiting family and friends The court is managed by an on-site Court Manager who offers ongoing assistance and support. In addition, a dedicated care team is available around the clock, delivering tailored and professional care to meet each resident's unique needs. The landscaped garden invites relaxation with two seating areas, as well as a potting shed and planters available for residents who enjoy gardening.



Entrance Hall

9' 3" x 7' 8" (2.82m x 2.34m)

A good sized entrance into the apartment, with fitted storage cupboards and carpeted flooring.

Living Room

15' 5" x 14' 5" (4.69m x 4.39m)

With beige carpeted flooring and two full-height windows to the rear aspect that let in plenty of natural. An opening leads into the

Kitchen

7' 10" x 9' 6" (2.39m x 2.90m)

Fitted with a generous range of base, wall, and drawer units, the kitchen features a four ring induction hob, stainless-steel sink with drainer and space and plumbing for a washing machine and fridge freezer.

Bedroom Two

12' 1" x 8' 2" (3.69m x 2.48m)

With a window to the rear aspect, this bedroom would make an ideal home study or single bedroom.

Bedroom One

13' 8" x 15' 2" (4.17m x 4.62m)

A generous double bedroom with a window to the rear aspect and ample space for furniture. A door leads into the

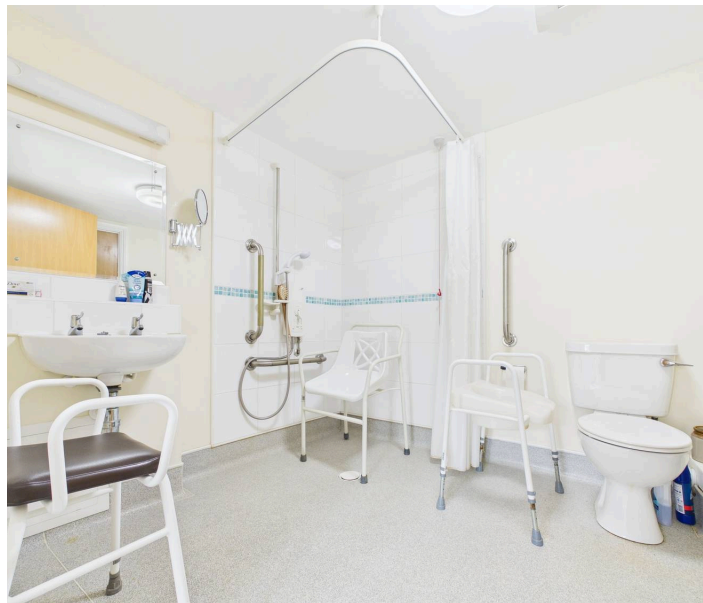
Shower room

7' 4" x 9' 5" (2.23m x 2.87m)

This shower / wet room is tailored for comfort and ease, featuring a walk-in shower, low-flush WC equipped with grab rails for added support, and a wall-mounted wash basin. A second door provides convenient access from the hallway, enhancing day-to-day independence.

Outside & Parking

Waltham House has beautiful, landscaped gardens surrounding the property as well as a variety of seating areas, plus a potting shed and planters for keen gardeners to use. There is visitor parking available.



Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1951.56 per annum.

Tenure, Bills & Service Fees

There is a service charge is £400.15 per month, a support charge of £24.29 per month, a management fee of £552 per annum, ground rent of £150 per annum and utility bills are £79.36 per month (for gas and water, occupier organises electricity, internet, TV licence with their chosen supplier). On site personal care is available at additional cost.

Eligibility to Buy

Eligibility for ownership of a property in Waltham House is open to those who are aged 55+, have a local family connection to Wirksworth and have completed a successful application form with Housing 21.

Purchase Admin Fee

There is a fixed admin fee of £600 subject to January RPI changes for April or 0.5% of the full market value. Fixed nomination fee of £1300 subject to January RPI changes for April or 1% of the sale price.

Directional Notes

Walk along the main shopping street in Wirksworth from the Market Place and Waltham House can be found on your right hand side after a few hundred metres, opposite the Memorial Hall.





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