



24 Hockley Rise,  
Wingerworth S42 6HW

£150,000



WILKINS VARDY

# £150,000

20% DISCOUNTED MARKET VALUE - STYLISH SECOND FLOOR APARTMENT - TWO DOUBLE BEDS - ALLOCATED PARKING - CUL-DE-SAC POSITION

Sold at 20% below market value, this affordable, stylish and well presented second floor apartment is ideally situated in a cul-de-sac location. This attractive home features a spacious open plan kitchen, dining, and living area, perfect for modern living and entertaining. There are two good sized double bedrooms, along with a contemporary bathroom.

The property is neutrally decorated throughout, offering a bright and versatile space ready to move into. Further benefits include two allocated parking spaces and visitor parking in a well maintained setting, making it an excellent choice for professionals, first time buyers, or investors.

Located in a popular residential area, the property is within easy reach of nearby amenities, parks and open countryside, the property also has good transport links into the Town Centre.

- AFFORDABLE PROPERTY SOLD AT 20% BELOW MARKET VALUE (See notes)
- 'L' SHAPED KITCHEN/DINER/LIVING ROOM
- BATHROOM/WC
- CUL-DE-SAC POSITION
- STYLISH SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACES
- EPC RATING: B

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 49.2 sq.m./530 sq.ft.

Council Tax Band - A

Tenure - Leasehold

Secondary School Catchment Area - Tupton Hall School

## 20% Discounted Market Value Sale

This property is sold at 20% of market value, meaning that it can only ever be sold at 80% of market value.

Whilst buyers will own 100% of the property, they will only ever be able to sell it at a discounted rate in the future.

This is an affordable provision set by North East Derbyshire District Council. Market value will be agreed by NEDDC before a sale completes.

The buyer of this property must also satisfy qualifying criteria as follows:

The buyers must satisfy all of the following:

- 1, Household income must be no greater than £60,000 per annum.
- 2, At least one purchaser must be employed or retired with a pension income.
- 3, The purchasers must not have mortgage or rent arrears or be in breach of the terms of any rental agreement.
- 4, The purchasers must be at least 18 years old.
- 5, At least one purchaser must have a regular bank, post office or other savings account.
- 6, This property must become the purchasers sole place of residence.

The purchaser must also satisfy one or more of the following conditions:

- 1, Have a minimum period of three years permanent residence within the NEDDC district, or
- 2, Have a local connection by having resided in the district for a period of not less than five years out of the previous fifteen or has a grandparent, parent, brother, sister or child permanently residing within the NEDDC district, or
- 3, Be engaged in permanent employment within the NEDDC district and have been so employed for a continuous period of not less than three years, or
- 4, Be accepted by NEDDC as a person whose employment, occupation or duty provides a substantial or essential service to the NEDDC district.

If you have any questions relating to the above, please ask the office for more details.

## On the Ground Floor

A communal entrance door opens into a ...

## Communal Hallway

With stairs which take you up to the Second Floor.

A front entrance door opens into a ...

## Entrance Hall

A good sized hallway with loft access hatch, and two built-in storage cupboards.

## 'L' Shaped Kitchen/Diner/Living Room

15'5 x 15'2 (4.70m x 4.62m)

A dual aspect room, fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a fridge/freezer, microwave oven, electric oven and 4-ring gas hob with glass splashback and angled extractor over.

Space and plumbing is provided for a washing machine and a dishwasher. Tiled floor and downlighting to the kitchen area.

## Bedroom One

11'7 x 10'1 (3.53m x 3.07m)

A good sized double bedroom.

## Bedroom Two

11'7 x 8'1 (3.53m x 2.46m)

A good sized double bedroom, currently used as an office.

## Bathroom

7'4 x 6'3 (2.24m x 1.91m)

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi pedestal hand wash basin and low flush WC.

Vertical heated towel rail.

Tiled floor and downlighting.

## Outside

The property has two allocated parking space, and there is also visitor parking.

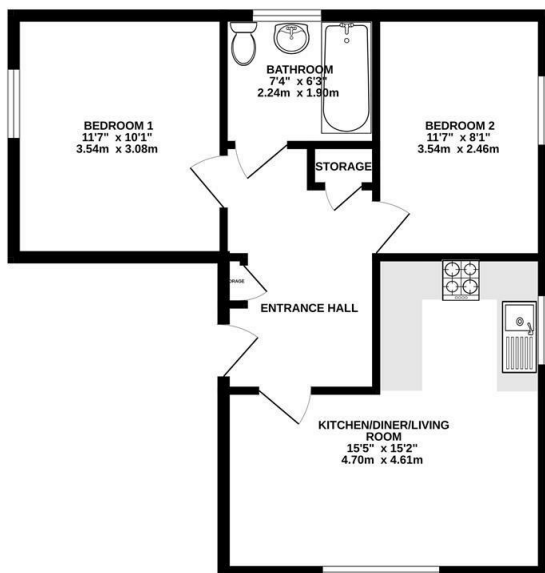
## Additional Information

The property is Leasehold - Lease Term 250 years from 29/07/2021.

Service Charge Payable: £540 per annum for the block communal areas & £190 per annum for communal areas for the rest of the estate.



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, options and appliances shown hereon may not be tested and no guarantee is made as to their operability or efficiency can be given.  
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RICS

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**VIEWINGS**

All viewings are to be arranged through the agent.

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, kitchen appliances, shower unit, plumbing installations, and electrical 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.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Tupton Hall School 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 ensure satisfaction of their entry criteria.

**Validation Of Offers**

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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