



4 Wells House, Station Road

Castle Donington, Castle Donington, DE74 2UU

Offers Over £145,000



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Property

Offered for sale with no upward chain is this well presented modern first floor apartment. Ideally suiting the investor or first-time buyer, accommodation includes communal reception, entrance hall, lounge, nicely fitted kitchen including appliances, two bedrooms (master with en-suite shower room) and bathroom. Allocated gated parking space.

Accommodation

Main Entrance Hall

Situated at both the front and rear of the building. Security entrance phone system at the front elevation.

Apartment Entrance Hall

Having carpeted flooring, intercom security phone, electric wall heater, storage cupboard and cupboard housing the hot water supply cylinder.

Open Plan Living/Dining

16'4" x 13'7" (4.98m x 4.14m)

A spacious reception space with carpeted flooring, dual uPVC framed double glazed windows looking out to the front elevation, wall mounted electric heater and access through to the Kitchen.

Kitchen

8'0" x 7'3" (2.44m x 2.21m)

With a range of oak effect wall, drawer and base units with tiled splashbacks and complimenting worktops which provide work surface and appliance space. chrome sink and drainer unit, four ring electric hob with extractor hood over and whirlpool oven beneath. Plumbing for washing machine, space for further appliances.

Master Bedroom

13'1" x 9'6" (3.99m x 2.90m)

A spacious double bedroom with carpeted flooring, uPVC framed double glazed window looking out to the rear elevation, wall mounted electric heater and access to the en-suite facilities.

Ensuite

Comprising a suite in white of vanity wash hand basin with storage beneath, w.c. extended walk in shower cubicle, extractor fan and wall mounted fan heater.

Double Bedroom Two

10'11" x 9'0" (3.33m x 2.74m)

Having carpeted flooring, uPVC framed double glazed window looking out to rear elevation and electric wall heater.

Bathroom

With suite comprising: panelled bath with shower over, vanity sink unit with storage beneath, W.C, wall mounted fan heater and extractor fan.

Parking and Outdoor

The apartment benefits from a gated allocated parking space, there are also numerous visitor parking spaces available for guest usage. The apartment is located on a small, modern estate which offers a children's play park and easy access to the local amenities and travel links.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every

effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

Regulatory Information

Anti-Money Laundering (AML)

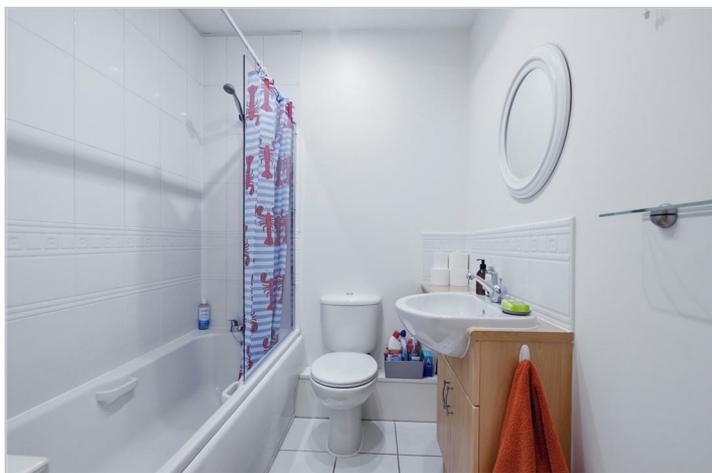
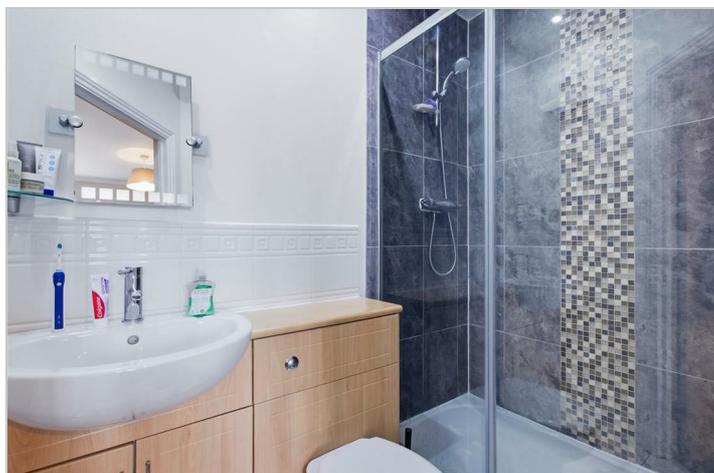
In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, ensuring that client funds are protected in accordance with current legislation.



Road Map



Hybrid Map



Terrain Map



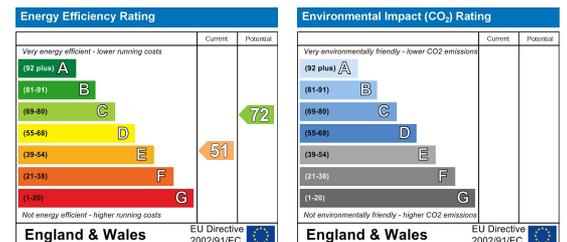
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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