

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

41 Vicarage Walk, Clowne, Chesterfield, Derbyshire, S43

- GUIDE PRICE OF £100,000 TO £105,000

- FIRST FLOOR

- ALLOCATED PARKING

4FG

- TWO BEDROOM APARTMENT

- GREAT FIRST TIME BUYER HOME

- VIEW NOW!

Guide Price £100,000



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***** GUIDE PRICE OF £100,000 TO £105,000 *****

TWO BEDROOM, FIRST FLOOR APARTMENT - PERFECT FIRST TIME BUYER HOME, GET YOUR FOOT ON THE PROPERTY LADDER!

A well-presented two-bedroom first-floor apartment, ideally suited to first-time buyers, downsizers or investors looking to take advantage of a popular and well-connected village location. Situated in the popular village of Clowne, this attractive apartment offers convenient access to a range of local amenities, excellent transport links and the surrounding open countryside. The property provides well-proportioned and contemporary accommodation throughout, making it an ideal home for a variety of buyers.

Upon entering, the property offers a welcoming layout with entrance hall through to a spacious open-plan lounge, dining area and fitted kitchen, creating a bright and versatile living space that is perfect for both relaxing and entertaining.

The apartment benefits from two well-proportioned bedrooms, providing comfortable accommodation for residents, guests or the opportunity to create a home office. The modern bathroom is fitted with a bath and overhead shower.

Additional feature: Gas central heating, UPVC D/G. One allocated parking space to the rear.

COUNCIL TAX BAND A

LEASEHOLD

LEASEHOLDER: Warwick Estates.

Leasehold Annual Ground Rent Amount: £290

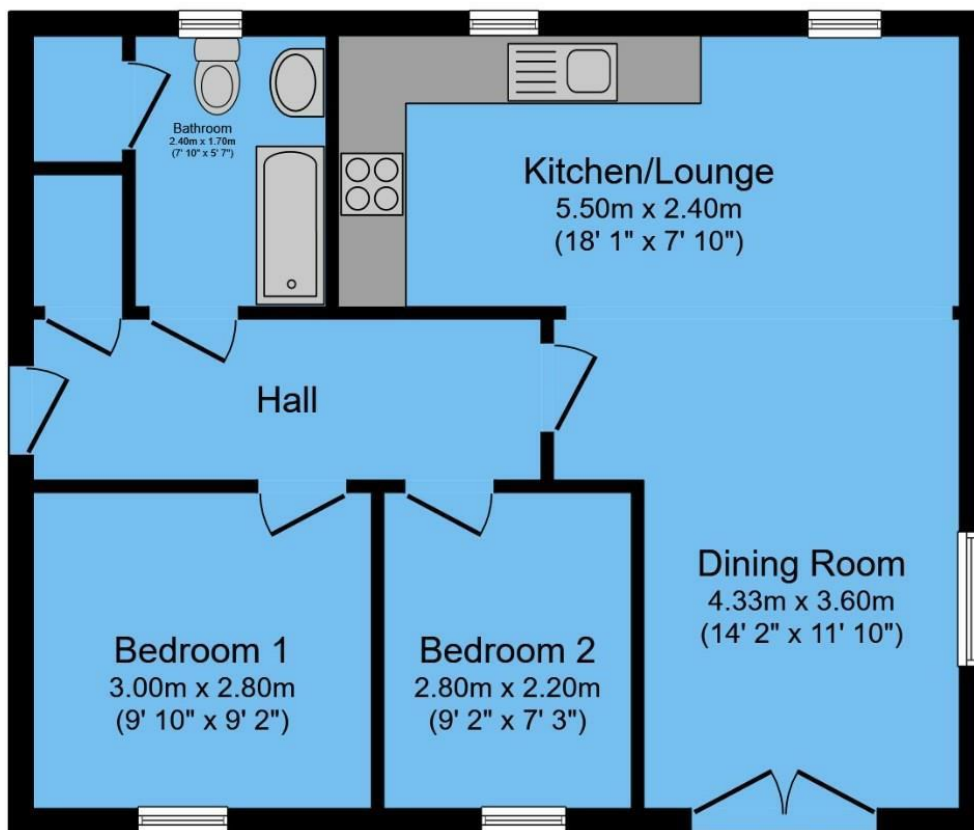
Leasehold Annual Service Charge Amount: £1337.91

Leasehold Years remaining on lease: 104

125 years from 1st August 2015







Total floor area 56.0 sq.m. (603 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>