



wards
estate agents

The Foundry Camlough Walk
, Chesterfield, S41 0FS

Guide price £140,000

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OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!

Potential Yield of 8% per annum, based upon the purchase price of £145,000 and a monthly rent of £950/£1000. LEASEHOLD -999 year lease commenced in 01/2002. Maintenance Charges £100pm/£1200 per annum (payable Dec 2025)

We are delighted to offer this first floor TWO DOUBLE BEDROOM Penthouse Apartment situated in this cul de sac setting in a hugely popular development. Being within close distance to the town centre, train station, royal hospital and ideally placed for access to the M1 Motorway and major commuter road links. ENJOYS REAR ASPECT VIEWS OVER THE CANAL.

Generously proportioned and well presented throughout. The property would ideally suit the first-time buyer, those downsizing or buy to let investor.

The accommodation has recently re-decorated throughout and comprises of an entrance hallway, Impressive re-fitted Open Plan Integrated Kitchen/Dining/ Living Area with space for dining table and rear aspect Juliet Balcony window overlooking the canal. Double bedroom with range of fitted wardrobes and Spacious upgraded Bathroom with 3 piece suite in White. To the Penthouse floor there is a generously proportioned superb main Double Bedroom with Velux windows(Perfect option for home working space)

Allocated car parking space to the front.

Additional Information

Electric Central Heating & Double Glazing

Verisure Fully Equipped Security Alarm System with Cameras

Gross Internal Floor Area - 79.7 Sq.m/ 857.7 Sq.Ft.

Council Tax Band - C

Secondary School Catchment Area- Outwood Academy-Hasland Hall

Security Intercom System





Leasehold Information

999 year commenced in 01/2002
Fairways Property Services Management charges-
includes ground rent
£100pm/£1200 per annum (payable Dec 2025)

Ground Floor Communal Entrance Foyer

Shared corridors and a communal function room.
Staircase to the first and second floors.

Entrance Hall

13'4" x 2'11" (4.06m x 0.89m)

Useful storage cupboard with cylinder water tank.

Open Plan Kitchen/Dining/ Living

27'2" x 11'11" (8.28m x 3.63m)
Superb refitted modern kitchen area with a full range of base and wall units having complimentary work surfaces and inset composite sink unit and 'brick' style tiled splash backs. Space for Fridge and freezer and Integrated Dishwasher. Integrated electric oven, hob and extractor fan. Newly fitted Vinyl flooring and downlighting. Generous open plan dining space or optional living/home working space. Feature exposed rustic walls and Juliet Balcony overlooks the pleasant aspect of the canal bank.

Double Bedroom Two

13'6" x 8'5" (4.11m x 2.57m)

Double bedroom with rear feature rustic brick wall and Juliet Balcony with open aspect views over the canal. Two double fitted wardrobes.

Re-Fitted Modern Bathroom

7'10" x 6'8" (2.39m x 2.03m)

Being fully tiled and comprising of a White three piece suite which includes a newly fitted bath with mains shower and shower screen, pedestal wash hand basin and low level WC. Chrome heated towel rail. Tiled floor.

Second Floor Double Bedroom

27'0" x 18'4" (8.23m x 5.59m)

Fabulous penthouse main double bedroom offering extensive versatile bedroom or living/working space. Light and airy with Velux windows.

Outside

To the front of the building is allocated parking for one car . The property also has the benefit of a secure entry intercom system.

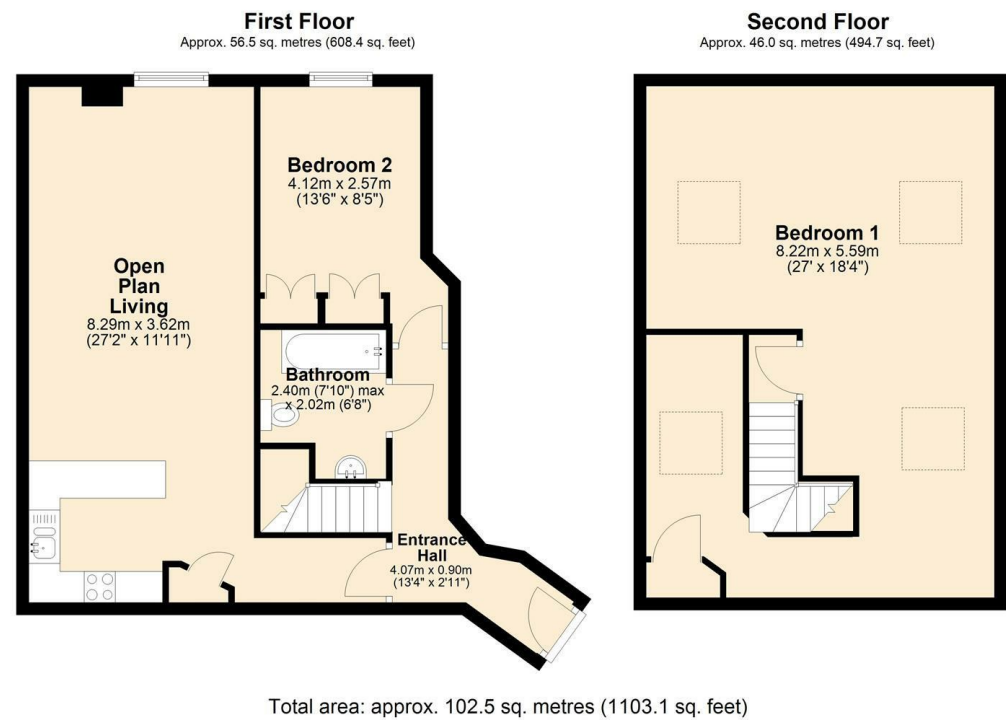


School catchment areas

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

Validation of offer. 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.

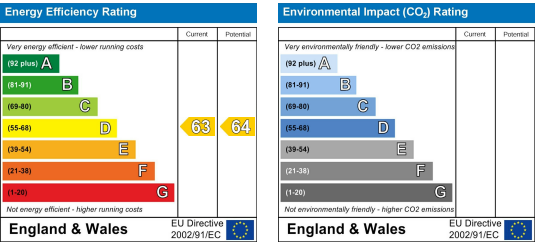
Floor Plan



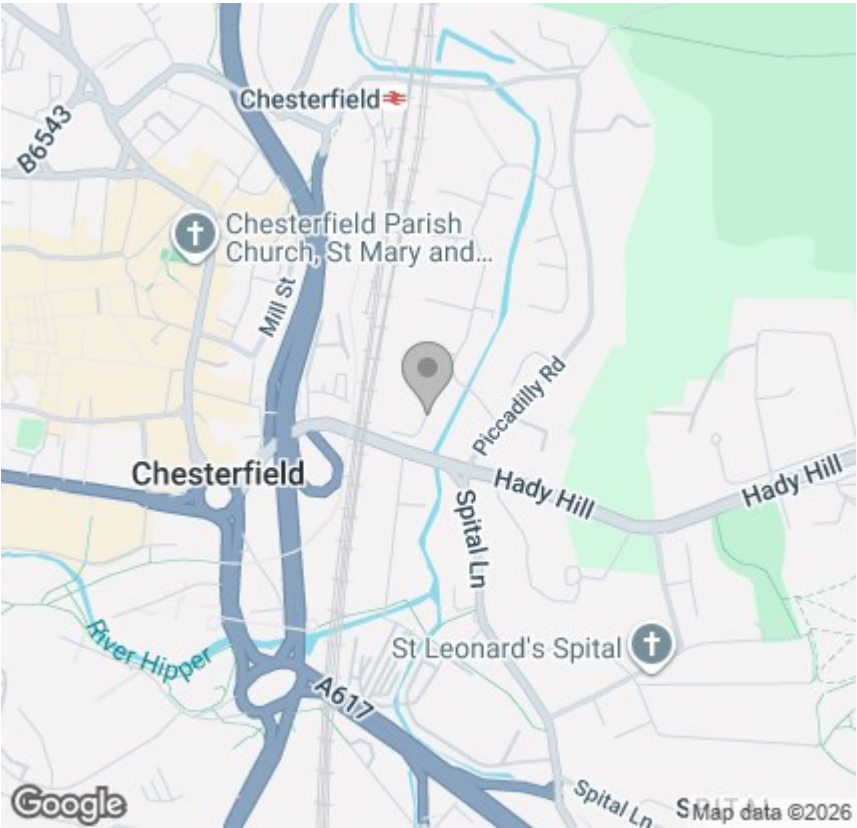
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

