



Flat 1, Markham Quay Camlough Walk, Chesterfield, S41 0FT

Offers Around £70,000

- Ground Floor Apartment
- Well Presented Throughout
- Bedroom with Study/Dressing Area
- Resident Parking
- Ideal for FTB"sor Investor
- Handy for Town Centre & Train Stn.
- Open Plan Kicthen & Lounge
- Bathroom
- Low Miantenance Living

Markham Quay Camlough Walk, Chesterfield S41 0FT

*1 Markham Quay, Camlough Walk, Chesterfield, Derbyshire, S41 0FT

We are acting in the sale of the above property and have received an offer of £80,00 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place*

A contemporary and conveniently located ONE Bedroom Ground Floor Apartment, which is well placed for the Town Centre & Train Station.

Situated in the sought after development of Markham Quay, this apartment is located at the edge of the town centre and offers the best of both worlds – all amenities within reach, yet tucked away in a quieter cul-de-sac setting. The proximity to the train station and M1 motorway J29, makes it an excellent choice for commuting or for a low maintenance home living.



Council Tax Band: A



Entrance Hall

Open Plan Kitchen Lounge

Bedroom Area

Study / Dressing Area

Bathroom

Leasehold, Ground Rent & Service Charge

Lease Length is 999 years from 01/01/2004.

Ground rent is £250 per annum.

The ground rent increases every five years of the term and is index linked.

Service Charge

tbc - awaiting information

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit,

plumbing installations and electric system are in working order.

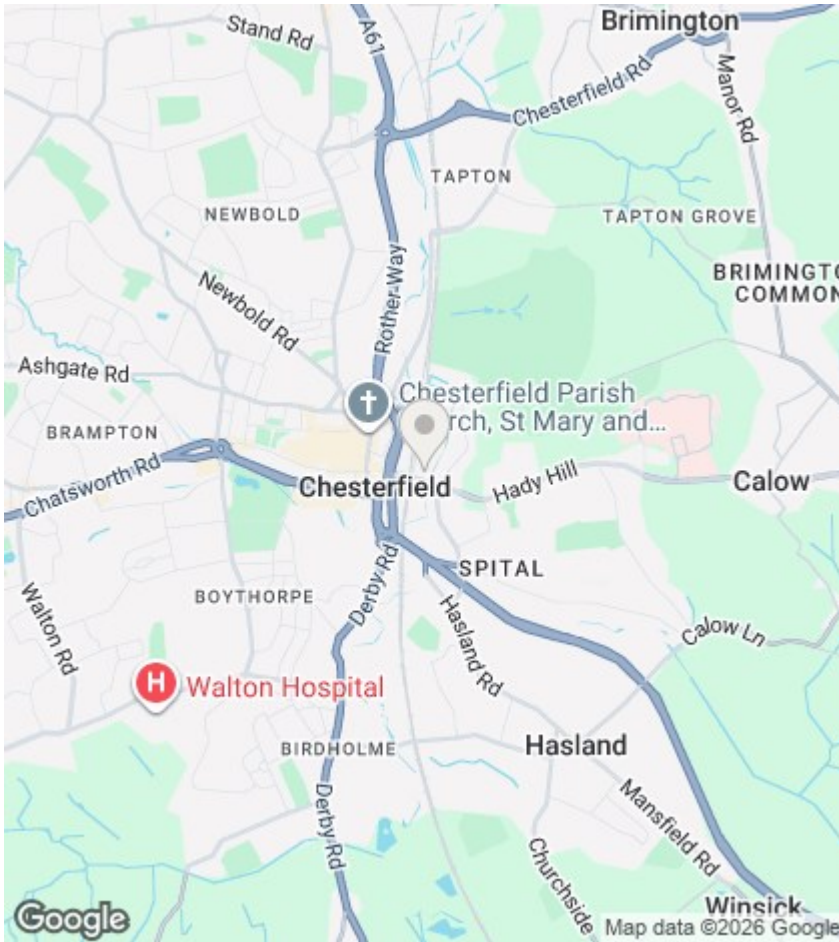
No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.







Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |