



47 Gratton Court,  
Staveley S43 3YX

OFFERS IN EXCESS OF

£70,000



WILKINS VARDY

OFFERS IN EXCESS OF

£70,000

GREAT VALUE FIRST HOME OR INVESTMENT PROPERTY WITH GOOD RENTAL YIELD

This delightful two double bedroomed second floor flat offers an impressive 765 sq.ft. of well ordered and presented accommodation, which includes two good sized bedrooms together with a good sized lounge and separate kitchen, making it an ideal first home or sound investment opportunity.

The property is situated close to the various amenities in Staveley, and is well placed for routes towards Eckington, Chesterfield Town Centre and towards the M1 Motorway.

- Delightful Second Floor Flat
  - NO CHAIN
  - Generous Living/Dining Room
  - Breakfast Kitchen
  - Two Double Bedrooms
  - Bathroom & Separate WC
  - Communal Gardens
  - Convenient Location
  - EPC Rating: C
  - \*\* Property Tour Video
- Available \*\*

#### General

Gas central heating (Ideal Esprit Eco Combi Boiler)  
uPVC sealed unit double glazed windows.  
CCTV security cameras  
Gross internal floor area - 71.1 sq.m./765 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Netherthorpe School/Springwell Community College (shared)

#### Ground Floor

Communal Entrance  
With steps leading up to the First and Second Floors.

#### Second Floor

Communal Landing  
Having a door to a useful store room and a front entrance door opening into an ...

#### Entrance Hall

Having a built-in storage cupboard.

#### Master Bedroom

12'10 x 12'8 (3.91m x 3.86m)  
A good sized front facing double bedroom having a range of fitted bedroom furniture to include wardrobes and overhead storage.

#### Living/Dining Room

15'10 x 13'5 (4.83m x 4.09m)  
A generous front facing reception room.

#### Breakfast Kitchen

13'7 x 7'11 (4.14m x 2.41m)  
Being part tiled and fitted with a range of silver hi-gloss wall, drawer and base units with complementary work surfaces over, including a breakfast bar.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring hob with extractor over.  
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.  
Vinyl flooring.

#### Bathroom

Being part tiled and fitted with a white 2-piece suite comprising of a panelled bath with electric shower over and pedestal wash hand basin.  
Built-in storage cupboard.  
Laminate flooring.

#### Separate WC

Fitted with laminate flooring and having a low flush WC.

#### Bedroom Two

13'7 x 9'10 (4.14m x 3.00m)  
A rear facing double bedroom.

#### Outside

There are communal gardens.

#### Additional Information

The property is Leasehold.

Lease Term: 125 year Lease from 10th September 1990.

Term Remaining: 94 Years

Ground Rent - £10.00 per annum

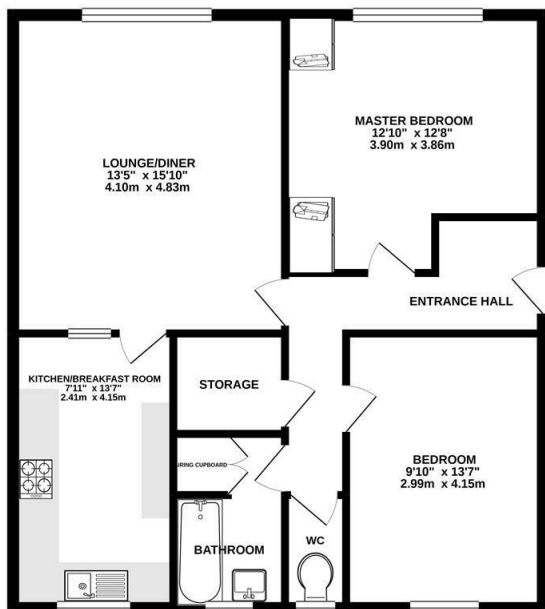
Building Insurance - £63.00 per annum.







GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor 02021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	75
	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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS

Relocation agent network

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 Netherthorpe School/Springwell Community College (shared) 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

wilkins-vardy.co.uk