



Apartment 5 The Cedars Somersall Lane,
Somersall, S40 3FL

£260,000

W
WILKINS VARDY

£260,000

SUPERB PENTHOUSE APARTMENT IN SOUGHT AFTER LOCATION - PROPERTY TOUR VIDEO AVAILABLE

This generously proportioned two double bedroomed, two 'bathroomed' second floor penthouse apartment offers over 1000 sq.ft. of well appointed high specification accommodation, with windows overlooking well kept communal gardens to all four sides of the property, and comprising a fantastic open plan living/dining/kitchen area making this an ideal proposition for a professional couple or somebody wanting to downsize.

The property is located in this sought after part of Somersall Lane, just metres away from Somersall Park and being ideally placed for accessing the various shops and amenities on Chatsworth Road.

- Stunning Penthouse Apartment
- Two Good Sized Double Bedrooms
- 'Jack & Jill' En Suite Shower Room
- Allocated Parking Space
- EPC Rating: C
- 4-Piece Bathroom
- Open Plan Kitchen/Living/Dining Room
- Attractive Communal Gardens
- Brookfield School Catchment
- Sought After Location

General

Gas central heating
uPVC double glazed windows and doors
Oak internal doors throughout
Security alarm system
Gross internal floor area - 100.3 sq.m./1080 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Intercom and video entry system gives access to the ...

Communal Entrance Lobby

With staircase rising up to a private staircase which leads up to the property.

Entrance Hall

Having a built-in storage cupboard. There is also the alarm panel, intercom and video entry system.

Open Plan Kitchen/Living/Dining Room

39'7 x 13'10 (12.07m x 4.22m)

Living/Dining Room

A generous reception room having windows to the side and rear elevations. This room has a feature fireplace with electric fire, and wiring for a wall mounted LCD television.
Loft access hatch.

Kitchen

Being part tiled and fitted with a range of wall, drawer and base units with complementary granite work surfaces and upstands, together with a breakfast bar.
Inset 1½ bowl sink with mixer tap.
Integrated appliances to include a dishwasher, washing/dryer and fridge/freezer.
Included in the sale is the range cooker with extractor canopy over.
Tiled floor.

Master Bedroom

15'11 x 15'3 (4.85m x 4.65m)

A generous dual aspect double bedroom having a range of fitted bedroom furniture to include wardrobes, drawers and bedside cabinets.
A door leads through to the ...

Jack & Jill En Suite Shower Room

Fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin set on a vanity unit and concealed cistern WC with side storage.
Chrome heated towel rail and extractor fan.
Tiled flooring.

Bedroom Two

15'1 x 13'7 (4.60m x 4.14m)

A spacious dual aspect double bedroom with a door lading through to the shower room.

Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Tiled flooring and extractor fan.

Outside

There are attractive communal gardens and an allocated parking space.

Additional Information

The property is Leasehold - Lease Term 499 Years

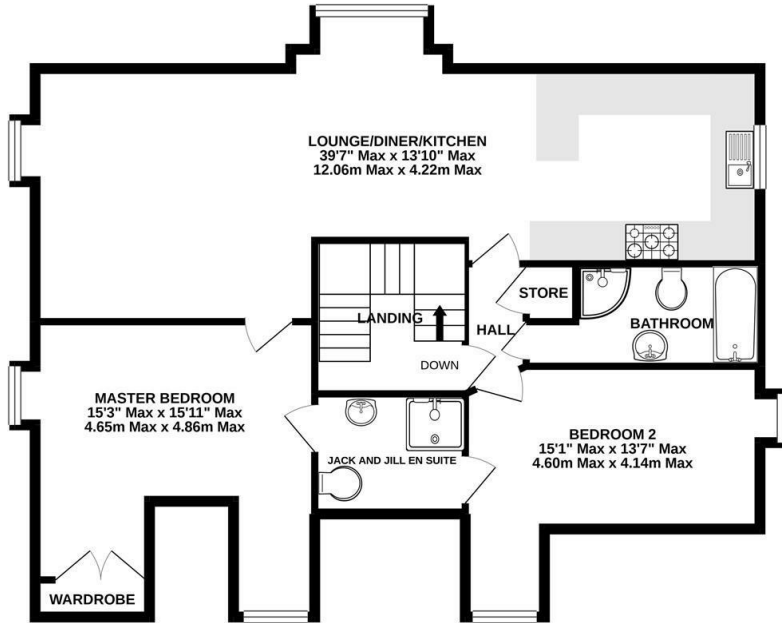
Lease Start Date: 30th March 2007

Lease End Date: 30th March 2506

Service Charge: £1400 per annum



GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq ft. (100.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by 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.
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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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent network

VIEWINGS

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, electric fire, kitchen appliances, shower units, 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.

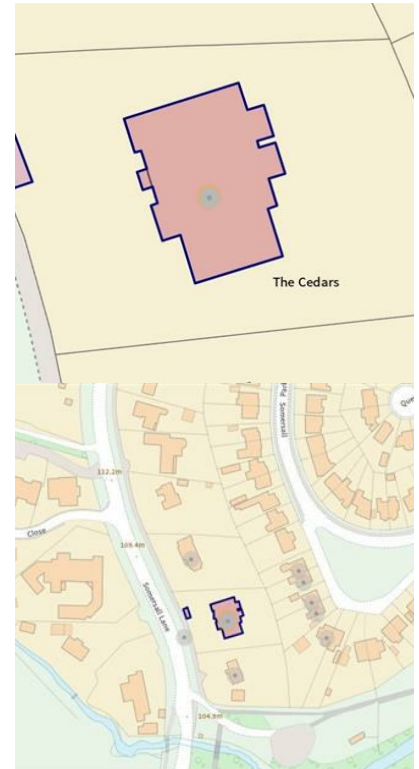
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Brookfield Community School 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