


Charles Walker Close

Ashbourne, DE6 3DW



John German 

NO UPWARD CHAIN - Particularly well presented two bedroomed semi-detached bungalow for the over 55's on a popular and sought after development in Hlland Ward. 75% Shared Ownership.

£160,000



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This sale offers an excellent opportunity for the discerning purchaser to acquire this well presented and proportioned two bedroomed semi-detached bungalow occupying a popular development in Hulland Ward for the over 55's, being sold with a 75% shared ownership with an affordable monthly service charge.

Location - Hulland Ward boasts a wide and varied range of facilities including primary school, petrol station/convenience store, village inns, regular bus services to Ashbourne, Derby and Belper. Carsington reservoir is located nearby offering walks and water sports. Furthermore, an excellent range a facilities can be found in nearby towns of Ashbourne and Wirksworth. Hulland Ward is well positioned for easy access to the A52 which provides a quick link to Derby, about 12 miles away to the east and also to the A38 and M1. To the west, Stoke on Trent and the M6 are about 26 miles away.

Accommodation -Composite door providing access to:

Reception Hallway - having doors providing access to kitchen, lounge / diner, bedrooms, bathroom and useful airing cupboard housing Worcester boiler and towel rails. Central heating radiator with radiator cover. Loft hatch access.

Kitchen -4.15m x 2.69m (13'7" x 8'9") - having roll edged preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with tiled splashback surround. Range of cupboards and drawers beneath with appliance space and space for plumbing for washing machine. Free standing space for fridge freezer. Integrated electric fan assisted oven and grill. Four ring gas hob with extractor fan canopy over. Complimentary wall mounted cupboards. Central heating radiator with radiator cover. Sealed unit double glazed windows in upvc frames to front and composite door providing access to side.

Lounge / Diner - 4.77m x 2.81m extending to 4.19m (15'7" x 9'2" ext - with central heating radiators having radiators covers. Sealed unit double glazed upvc French door providing access to rear garden with adjacent windows.

Bedroom One - 4.15m x 2.73m (13'7" x 8'11") - having useful built-in wardrobes with sliding doors. Central heating radiator. Sealed unit double glazed windows in upvc frames to rear.

Bedroom Two - 2.83m x 2.59m (9'3" x 8'5") - having sealed unit double glazed windows in upvc frames to front. Central heating radiator.

Bathroom - 2.95m x 1.78m (9'8" x 5'10") - having a white suite comprising of wash hand basin with chrome mixer tap over and vanity base cupboards and drawers beneath. Electric mirror over. Low level WC. Double width shower cubicle with electric shower over. Central heating radiator. Electric extractor fan. Sun tunnel.

Outside -To the front of the property is a tramacadamed driveway providing ample off street parking. To the side of the property is a most useful single attached garage, providing further potential for off street parking and storage area.

Single Attached Garage - Garage door to front. Loft hatch access with pull-down loft ladder providing useful storage.
To the rear of the property is a well presented and manageable private lawned garden.

Tenure -The property is Leasehold with a 99-year lease from August 2006. £49.30 per month including service charge. Should you proceed with the purchase of this property this must be verified by your solicitor.

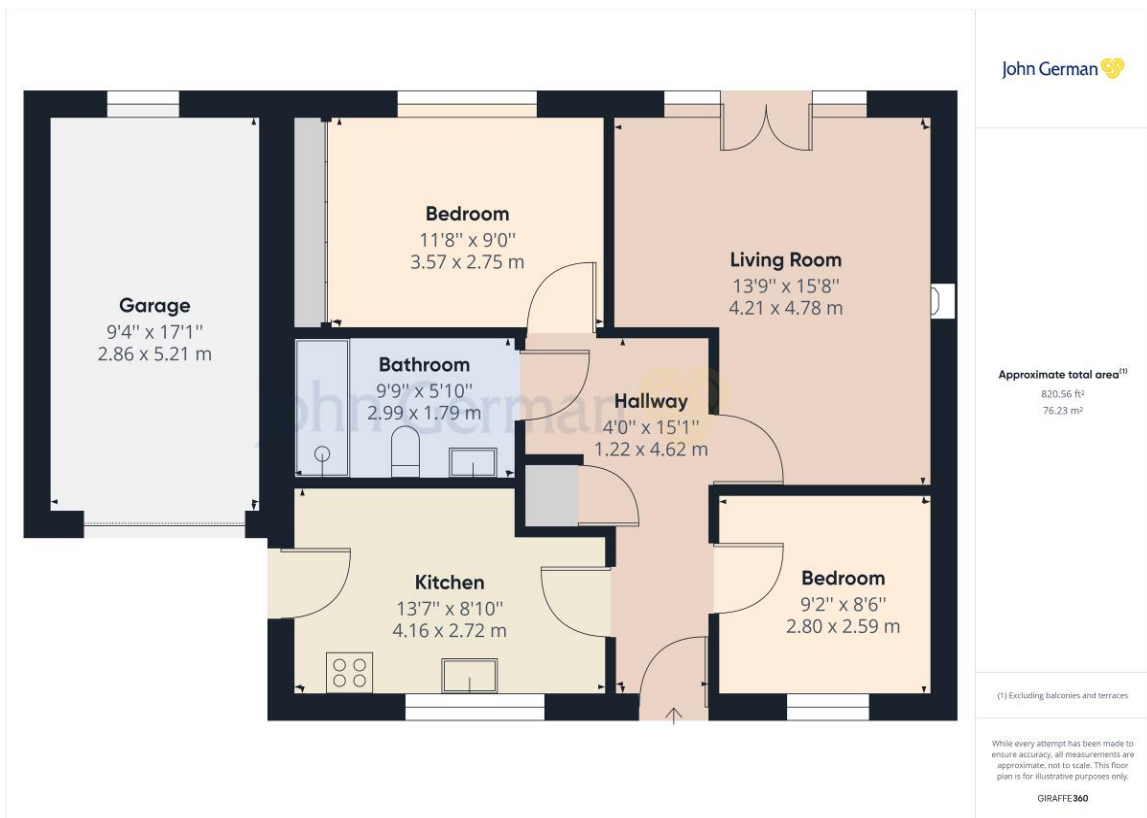
Council Tax -Derbyshire Dales District Council - Tax Band C

Directional Note -- From Ashbourne, proceed out of Ashbourne along the Belper Road. After approximately 3 miles when entering Hulland Ward proceed slightly out of the village and take a turning right just before the Black Horse pub into Charles Walker Close. the property is situated on the right hand side.

Viewing -Strictly by appointment through Scargill Mann & Co - Ashbourne Office (JS/JO)

Allocations Criteria -

We draw to the attention of any prospective purchasers that the conditions of purchase must be that any purchaser has to be over the age of 55 to qualify. They also have to be "local". The property is Leasehold and offered with a 75% shared ownership. £49.30 per month including service charge, including general maintenance of the area and includes the ground rent. The owners of the 25% equity are Peak District Rural Housing Association, Whitwick Business Centre, Stenson Road, Coalville, Leicestershire, LE67 4JP.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730
ashbourne@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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