



Plot 16, Apartment 7 Old Sycamore Court,
Old Sycamore Place, Off Sheffield Road S41 7FB

£105,000


WILKINS VARDY

£105,000

SUPERB NEW BUILD GROUND FLOOR APARTMENT IN EDGE OF TOWN CENTRE
LOCATION WITH 10 YEAR LABC GUARANTEE AND HELP TO BUY AVAILABLE

This fantastic Two Bedroomed, Two Bathroomed apartment is one of two ground floor units within this rear block offering contemporary styled accommodation together with allocated Off Street Parking, in this convenient location, making this an ideal proposition for a young couple or investor.

This fantastic development by Beauchief Homes sits less than three quarters of a mile from the Town Centre and is well placed for the various amenities on Sheffield Road and for routes towards Sheffield and the M1 Motorway.

General

Gas central heating (Combi Boiler)

uPVC Double Glazing

10 year LABC New Build Guarantee

Fully Fitted Floor Coverings Throughout

Telephone Intercom Entry System

Gross Internal Floor Area - 61.0 sq.m./657 sq.ft.

Secondary School Catchment Area - Whittington Green School

Council Tax Band - TBC

Note: Completion of building works is anticipated towards the end of 2018/start of 2019.

House postal numbers may be different to the plot numbers once complete.

The property is leasehold - unexpired term 200 years. There will be a fixed (non escalating) ground rent of £50 per annum.
Service charges to be confirmed.

Communal Entrance Hall

With stairs rising up to the First and Second Floor Apartments

Entrance Hall

With useful cloaks/storage cupboard.

Open Plan Living Room/Kitchen

15'1 x 14'7 (4.60m x 4.45m)

A superb rear facing room with uPVC double glazed French doors that open onto a Juliet balcony

You will have the choice from an agreed range of contemporary style wall, drawer and base units with complementary work surfaces over and inset sink unit with mixer tap. (Choices subject to the time of reservation)
Integrated appliances to include electric oven and induction hob with extractor over.

There will be space and plumbing for an automatic washing machine and dishwasher and space for a fridge/freezer.

Bedroom One

11'5 x 10'8 (3.48m x 3.25m)

A front facing double bedroom with a door leading through to the ...

En Suite Shower Room

Being part tiled and comprising a white 3-piece suite comprising of a shower cubicle with mixer shower, low flush WC and pedestal wash hand basin.

Bedroom Two

12'4 x 10'9 (3.76m x 3.28m)

A rear facing double bedroom.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and low flush WC.

Outside

There are communal areas and an Allocated Parking Space.

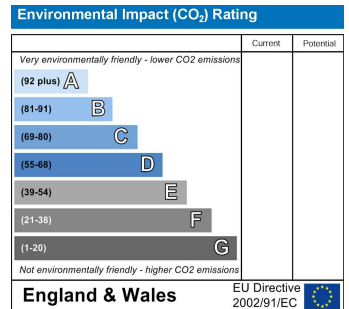
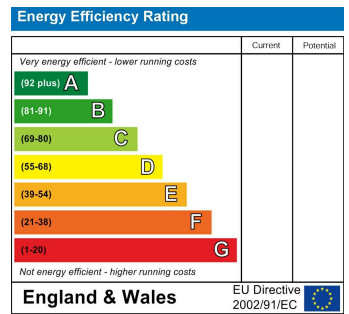
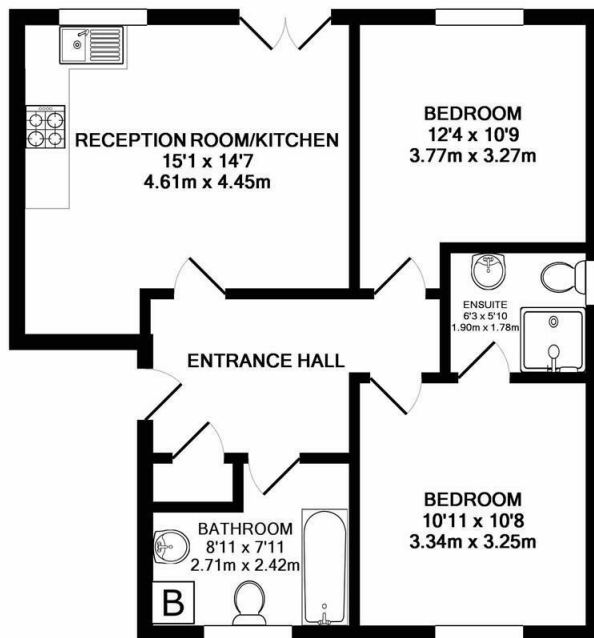
Help to Buy

Help To Buy available - With a 5% Deposit (£5,250) and a 75% Mortgage (£78,750), The Government will lend you the remaining 20% (£21,000) through an equity loan, which is cost free for the first 5 years and can be repaid at any time or when you sell. (Qualifying conditions apply and Full details are available on request)

Whether you're a first-time buyer or looking to move up the property ladder the Help to Buy scheme is available on all our homes in England up to £600,000.

The Government-backed Help to Buy equity scheme is intended to make mortgages more readily available to people who cannot afford a large deposit and may help you qualify for some of the best mortgage rates around. To buy one of our new homes you may only need a 5% deposit and a mortgage of up to 75% of the value of the property. So you pay just 80% of the property price now. The Government will lend you the remaining 20% of the value of your property through an equity loan, which will be cost free for the first 5 years and can be repaid at any time or on the sale of your home.





TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

RICS



VIEWINGS

School Catchment Areas

Whilst the property is understood to be in the Whittington Green 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.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Beauchief Homes reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.

SCHOOL CATCHMENT AREAS

VIEWINGS: All viewings are to be arranged through the agent.

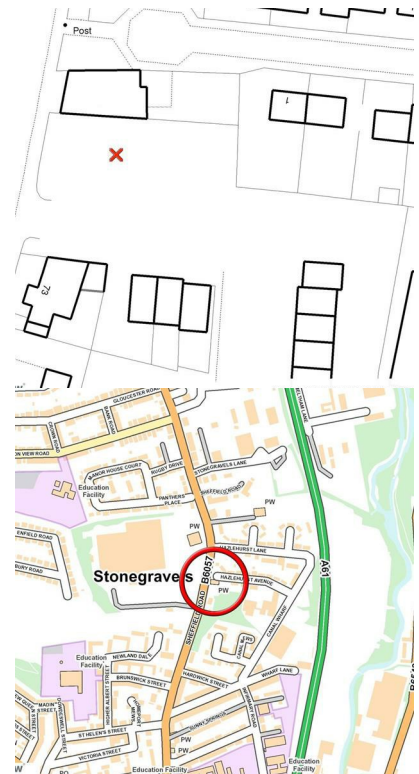
The Consumer Protection (Amendment) Regulations 2014

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 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.



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