



1 Town End Point,
Bolsover S44 6DT

GUIDE PRICE

£75,000

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WILKINS VARDY

GUIDE PRICE

£75,000

GUIDE PRICE £75,000 to £80,000 - IDEAL FIRST TIME BUYER PROPERTY

Offered for sale with no chain is this two double bedroomed apartment offering well ordered and neutrally decorated accommodation with a modern kitchen and bathroom, in this popular residential area, well placed for the local amenities in Bolsover.

- First Floor Apartment
- Gas Central Heating & uPVC Double Glazing
- Allocated Parking
- Two Double Bedrooms
- Generous Living Room With Air Conditioning
- No Chain
- Central Location
- EPC Rating - C

General

Gas Central Heating
uPVC Double Glazing (main window triple glazed and wooden framed to outside)
Gross Internal Floor Area 76.5 sq.m / 824 sq.ft
Council Tax Band – A
Secondary School Catchment Area – The Bolsover School

Communal Entrance Hall

With stairs up to the First Floor.

Entrance Hall

Bedroom Two

12'1 x 8'7 (3.68m x 2.62m)
A rear facing double bedroom.

Bathroom

Being part tiled and fitted with a 4-piece suite comprising panelled bath, shower cubicle with electric shower, low flush WC and pedestal hand wash basin.
Chrome heated towel rail and vinyl flooring.

Bedroom One

16'2 x 9'7 (4.93m x 2.92m)
A double bedroom with built in double walk in wardrobe with further airing cupboard section.
Door giving access to the stairs at the side of the property leading to the car park.

Lounge / Diner

24'4 x 13'11 (7.42m x 4.24m)
A most generous reception room with front facing picture window and air conditioning.

Kitchen

11'4 x 9'2 (3.45m x 2.79m)
Being part tiled and fitted with a range of cream wall and base units with complementary work surfaces over.
1 1/2 bowl sink with mixer tap, integrated oven and four ring hob with extractor over.
Space and plumbing for washing machine and space for fridge freezer and tumble dryer.
Vinyl flooring.

Outside

To the side of the property there is allocated parking for the three flats.

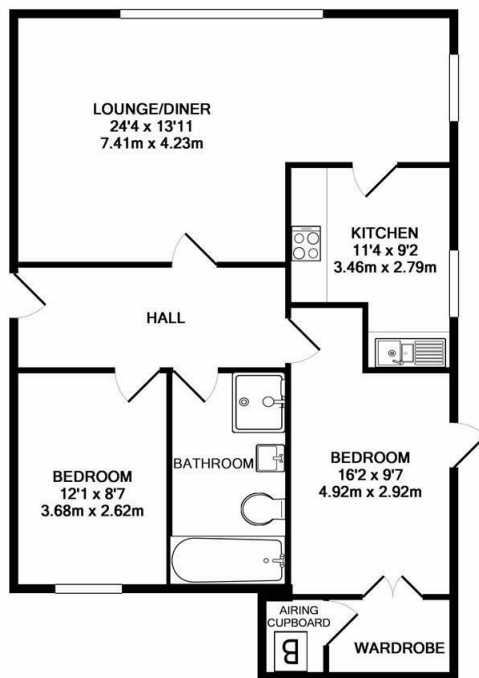
Additional Information

The property is Leasehold - 999 Year Lease with 992 years remaining.

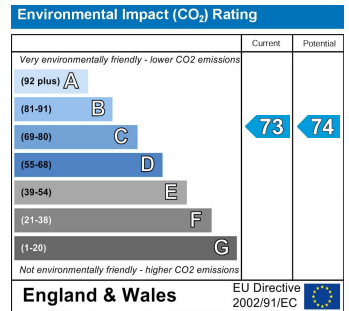
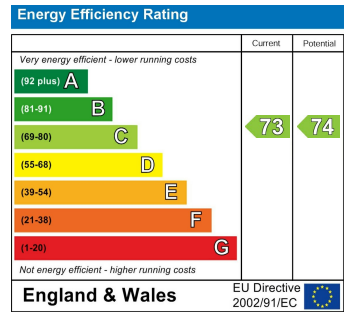
Ground Rent - £10.00 per annum.

Buildings Insurance - £165.00 per annum.





TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 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.
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RICS



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, gas fire, 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.

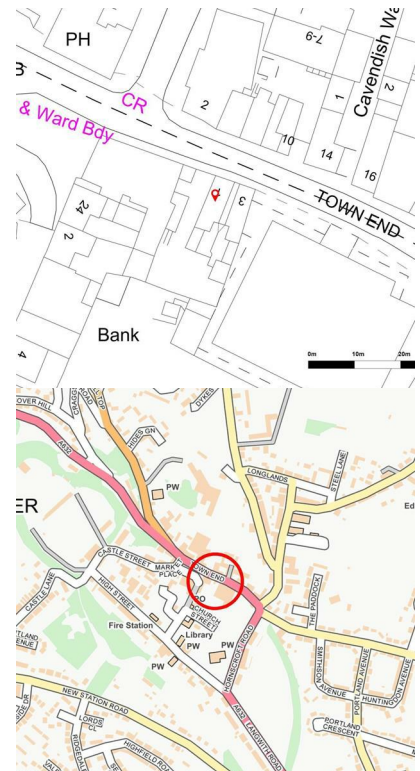
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Bolsover 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 Consultant



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

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