



8 Stirling Court, Nightingale Close,
Chesterfield S41 7NZ

CHAIN FREE

£119,000



WILKINS VARDY

CHAIN FREE

£119,000

GROUND FLOOR APARTMENT AVAILABLE FOR IMMEDIATE OCCUPATION

This superb two double bedroomed ground floor apartment offers well ordered and manageable accommodation including a re-fitted shower room, within this sheltered development for the Over 55's, which includes communal recreation facilities, an on-site warden and is ideally placed 0.6 mile from the Town Centre.

- Ground Floor Apartment
- Kitchen
- Re-Fitted Shower Room
- Over 55's Development
- EPC Rating: C
- Good Sized Living Room
- Two Double Bedrooms
- Communal Gardens & Parking
- NO CHAIN

General

Electric heating

New hot water system installed in February 2019

uPVC double glazed windows and doors

Gross internal floor area - 55.2 sq.m./594 sq.ft.

Council Tax Band - C

Entrance Hall

Having a built-in airing cupboard housing the hot water cylinder .

Bedroom Two

10'6 x 7'1 (3.20m x 2.16m)

A rear facing double bedroom.

Re-Fitted Shower Room

Re-fitted in February 2019, being part tiled and fitted with a 3-piece suite comprising of a walk-in double shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

Wall mounted fan heater and extractor fan.

Tiled floor and downlighting.

Bedroom One

12'4 x 10'7 (3.76m x 3.23m)

A front facing double bedroom having a range of fitted bedroom furniture.

Living Room

17'0 x 10'10 (5.18m x 3.30m)

A good sized front facing reception room having a wall mounted electric fire and a Fischer storage radiator.

Kitchen

9'6 x 8'0 (2.90m x 2.44m)

Being part tiled and fitted with a range of light beech wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated electric oven and 4-ring hob with extractor over.

Space and plumbing is provided for a dishwasher and there is space for an under counter fridge.

Built-in storage cupboard.

Vinyl flooring.

Outside

There are communal gardens and parking is available in an adjacent parking court.

Additional Information

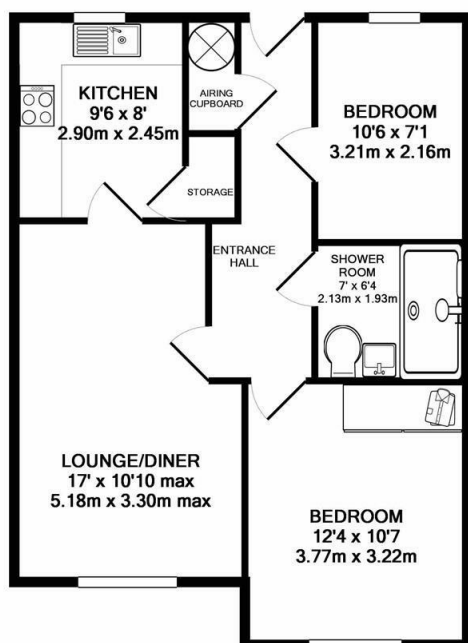
The property is Leasehold - 99 Year lease term from 1st January 2003.

The monthly service charge which includes buildings insurance and access to the communal facilities is understood to be in the region of £165.28 per

calendar month.

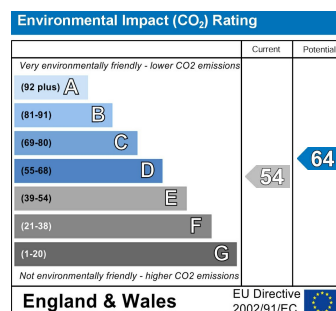
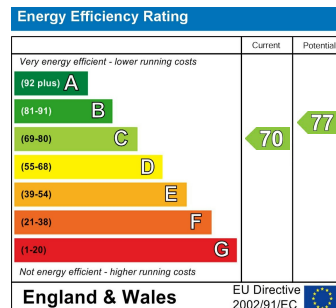
The service charge also understood to include onsite Manager, access to a Guest Room and servicing of the emergency call system.





TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 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, electric 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.

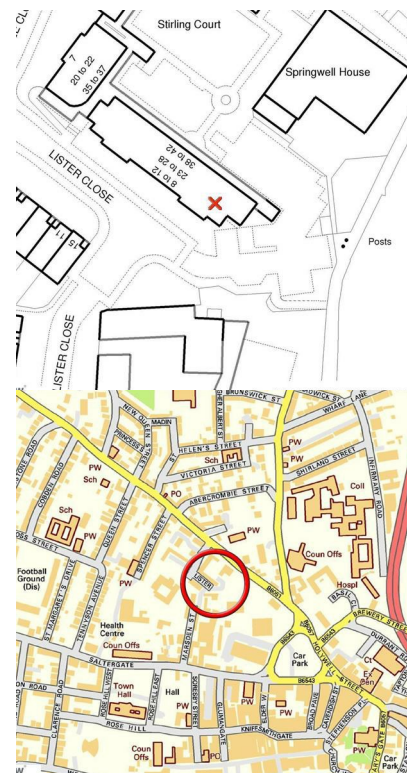
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 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 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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