



17 Grasscroft House Archdale Close,  
Chesterfield S40 2GA

£109,950

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WILKINS VARDY

# £109,950

BAY FRONTED APARTMENT - AN IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY

This fantastic two double bedroomed first floor apartment offers 633 sq.ft. of well ordered and neutrally presented accommodation, on this popular development, well placed for the amenities on Derby Road and for access into the Town Centre and for commuter links into Sheffield and the M1 Motorway.

- First Floor Apartment
- Kitchen
- Bathroom
- Communal Gardens
- Convenient Location
- Bay Fronted Reception Room
- Two Double Bedrooms
- Allocated Parking Space
- NO CHAIN
- EPC Rating: C

## General

Electric panel heaters

uPVC double glazed windows

Gross internal floor area - 58.8 sq.m./633 sq.ft.

Council Tax Band - B

Secondary School Catchment Area - Parkside Community School

## Communal Hallway

With stairs leading up to the First and Second Floor apartments.

## Entrance Hall

Having a built-in storage cupboard and a further cupboard housing the Pulsar Coil hot water cylinder.

## Living Room

18'9 x 12'11 (5.72m x 3.94m)

A generous bay fronted reception room with LED downlighting.

## Kitchen

11'1 x 7'3 (3.38m x 2.21m)

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

Inset single drainer stainless steel sink with mixer tap.

Integrated electric oven and hob with stainless steel splashback and extractor hood over

Space and plumbing is provided for an automatic washing machine and there is space for a fridge/freezer.

Tiled floor and LED downlighting.

## Bedroom One

12'6 x 9'1 (3.81m x 2.77m)

A front facing double bedroom.

## Bedroom Two

11'9 x 9'10 (3.58m x 3.00m)

A rear facing double bedroom.

## Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, semi inset wash hand basin with storage unit below and low flush WC.

Tiled floor and downlighting.

## Outside

The apartment has use of the communal gardens and also has an Allocated Parking Space.

## Additional Information

The property is Leasehold - Unexpired term of 155 year lease from 1st January 2006.

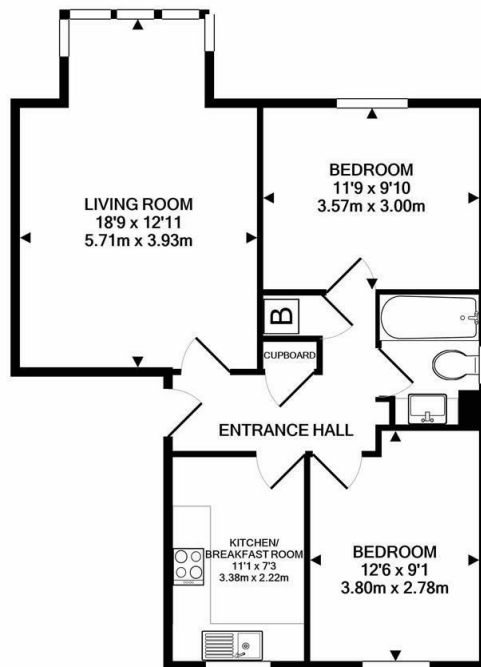
Ground Rent: £85.00 payable every 6 months.

Service Charge: £541.45 payable every 6 months (as at April 2019)









TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	78	82
EU Directive 2002/91/EC		

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

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## 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 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.

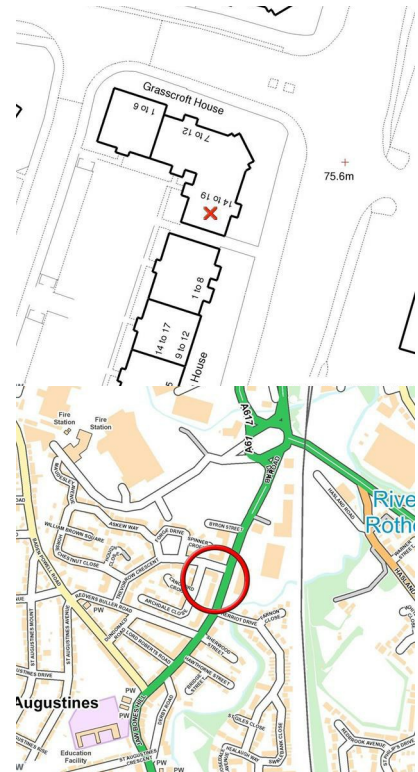
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside 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