



8 Barclay Grange Wain Avenue,  
Chesterfield S41 0FF

£119,950

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WILKINS VARDY

# £119,950

## IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY

This superb two double bedroomed first floor apartment is being sold with vacant possession and is ready for immediate occupation, offering well ordered and good sized accommodation which includes a modern shower room and separate kitchen and living room, the living room having three windows offering in plenty of light.

The property is located on this popular development, just on the outskirts of the Town Centre, within walking distance from the Train Station and well placed for routes to the M1 Motorway.

- First Floor Apartment
- Kitchen
- Modern Shower Room
- Allocated Parking Space
- EPC Rating: C
- Dual Aspect Living Room
- Two Double Bedrooms
- Communal Gardens
- Convenient Location

## General

Electric storage and panel heating  
uPVC double glazed windows  
Gross internal floor area - 53.2 sq.m./572 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Hasland Hall Community School

## On the Ground Floor

A communal entrance door opens into a ...

## Communal Entrance Hall

With stairs rising to the First Floor. A front entrance door opens into the ...

## Entrance Hall

Having a built-in storage cupboard, and a built-in airing cupboard housing the dual immersion tank.

## Bedroom One

15'8 x 8'5 (4.78m x 2.57m)  
A good sized front facing double bedroom having a fitted wardrobe.

## Bedroom Two

11'4 x 8'4 (3.45m x 2.54m)  
A second front facing double bedroom.

## Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi inset wash hand basin with vanity unit below, and low flush WC.  
Tiled floor.

## Kitchen

9'2 x 8'2 (2.79m x 2.49m)  
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and hob with concealed extractor over.  
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.  
Vinyl flooring.

## Living Room

14'11 x 11'9 (4.55m x 3.58m)  
A generous dual aspect reception room.

## Outside

There are communal gardens and an allocated parking space.

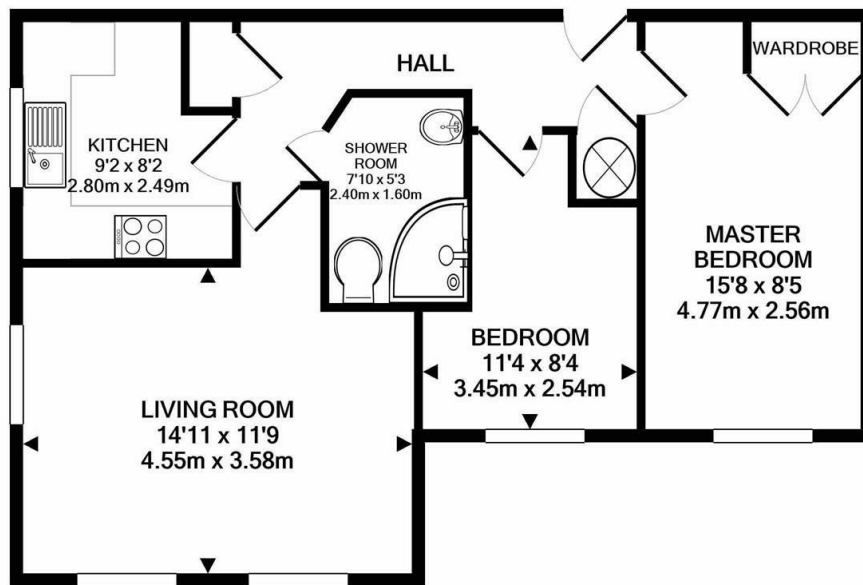
## Additional Information

The property is Leasehold - 999 Year Term from 1st January 2001

Service Charge Payable - £340 every 6 months - Payable in January and July.







TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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 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.

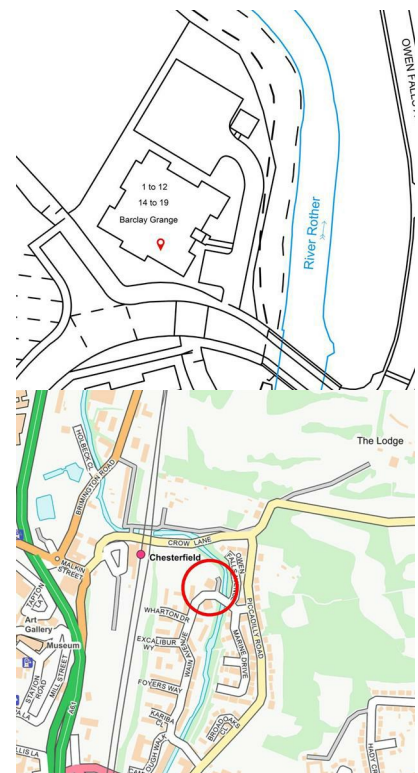
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in The Hasland Hall 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

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