



41 Baycliff Drive,  
Chesterfield S40 1YQ

£79,950

W  
WILKINS VARDY

# £79,950

## FANTASTIC FIRST HOME OR INVESTMENT PROPERTY

This well appointed and neutrally presented one double bedroom first floor apartment would be an ideal first home, offering a good sized living room and bedroom whilst having access to communal gardens and an allocated off street parking space.

The property is ideally situated within walking distance of Brampton Manor and the Inkerman playing fields, whilst also being well placed for access into Brampton and the Town Centre.

- First Floor Apartment
- Popular Location
- Good Sized Living Room
- Kitchen
- Double Bedroom
- Shower Room/WC
- NO CHAIN
- EPC Rating: C
- Allocated Parking & Communal Gardens

### General

Gas central heating (Worcester Combi Boiler)  
Wood framed sealed unit double glazed windows  
Gross internal floor area - 40.6 sq.m./437 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Brookfield Community School

Service Charge Payable: £400 per annum.

A uPVC double glazed entrance door opens into an ...

### Entrance Hall

With staircase leading up to into the ...

### Living Room

15'5 x 12'3 (4.70m x 3.73m)

A good sized reception room having two windows overlooking the front of the property.

### Inner Hall

Having a built-in cupboard.

### Shower Room

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

Vinyl flooring.

### Kitchen

8'11 x 7'6 (2.72m x 2.29m)

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

Inset single drainer stainless steel sink.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.

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

Vinyl flooring

### Bedroom

10'5 x 9'5 (3.18m x 2.87m)

A rear facing double bedroom.

### Outside

The property has an allocated parking space and has use of the communal gardens.

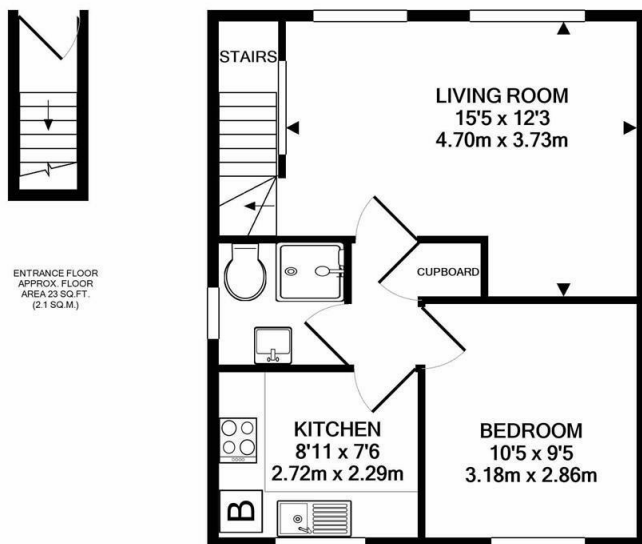
### Additional Information

The property is Leasehold - Term: 200 Years from 01/05/1991 (170 Years remaining)

Ground Rent Payable: £55.00 per annum.







1ST FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 437 SQ.FT. (40.6 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 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 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 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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