



Oakamoor Close, Holme Hall, Chesterfield, Derbyshire S40 4SH

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£85,000

P I N E W O O D



# Oakamoor Close Holme Hall Chesterfield Derbyshire S40 4SH



## £85,000

**1 bedrooms**  
**1 bathrooms**  
**1 receptions**

- IDEAL FOR INVESTORS OR FIRST TIME BUYERS - 7.6% GROSS YIELD
  - ONE DOUBLE BEDROOM WITH BUILT IN WARDROBE
- LARGE STORE ROOM AND BUILT IN STORAGE CUPBOARD IN THE HALL
  - KITCHEN WITH PANTRY/STORE
  - SPACIOUS LIVING ROOM WITH VIEWS OVER GREEN AREAS
- COMMUNAL GROUNDS AND SEATED BALCONY AREA (ONE ON EACH FLOOR) OVERLOOKING GREEN AREAS
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- PARKING AREA AVAILABLE - ON STREET PARKING AVAILABLE - GARAGES AVAILABLE TO RENT FROM THE COUNCIL
- UPGRADED MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- CLOSE TO ALL THE NEARBY SHOPS AND AMENITIES, SHORT DRIVE INTO CHESTERFIELD AND THE PEAK DISTRICT

NO CHAIN - DEAL FOR INVESTORS - LONG LEASE TERM - SITTING TENANT WITH 7.6% GROSS YIELD - POTENTIAL 8.5% GROSS YIELD\*\*

An affordable one bedroomed second floor flat offering well proportioned and easily managed accommodation which would benefit from some cosmetic improvement to create an ideal investment property or first time buy, currently has a long term tenant but can also be sold with vacant possession.

Including a generous living room, kitchen, double bedroom with built in wardrobe, large store room and modern bathroom with white suite and shower over bath. The communal entrance hall also has a communal seated balcony area looking over the green areas.

The property's location, less than a 10-minute drive from Chesterfield Town Centre and a short stroll from Holme Brooke Valley Park. The property is situated in a popular residential area, conveniently placed for the local amenities on Wardgate Way, and for Holmebrook Valley Park and Linacre Reservoir. Imagine living just a short drive from the beautiful Peak District, with parks, shops, and schools right at your doorstep.

Ample parking both at the back and on the street, garages are also available to rent from the council.

Please call Pinewood Properties to arrange your viewing today!

**Communal Entrance Hall**

The apartment is located on the second floor, with communal balcony seating area with views over green areas.

**Entrance Hall**

Welcoming entrance hall featuring stylish grey wood-effect laminate flooring, neutral painted décor, and a convenient built-in storage cupboard

**Store Room**

6'0" x 5'7" (1.85 x 1.72)

A practical and useful space, featuring a carpeted floor and a painted decor. Also houses the combi boiler. Includes convenient loft access, providing additional storage options.

**Bathroom**

8'4" x 5'8" (2.56 x 1.74)

Part-tiled bathroom comprising a bath, low-flush WC, and wall-mounted hand basin with chrome taps. Features include a uPVC frosted window, grey wood-effect vinyl flooring, radiator, and part-painted décor

**Living Room**

12'9" x 9'10" .242'9" (3.91 x 3 .74)

The living room features carpet flooring, neutral painted décor, a radiator, and a uPVC window.

**Bedroom**

12'1" x 10'6" (3.70 x 3.22)

Spacious and well-presented double bedroom featuring a carpet for comfort underfoot. Includes built-in wardrobes offering ample storage space. A uPVC double-glazed window provides natural light, complemented by a wall-mounted radiator for year-round warmth.

**Kitchen**

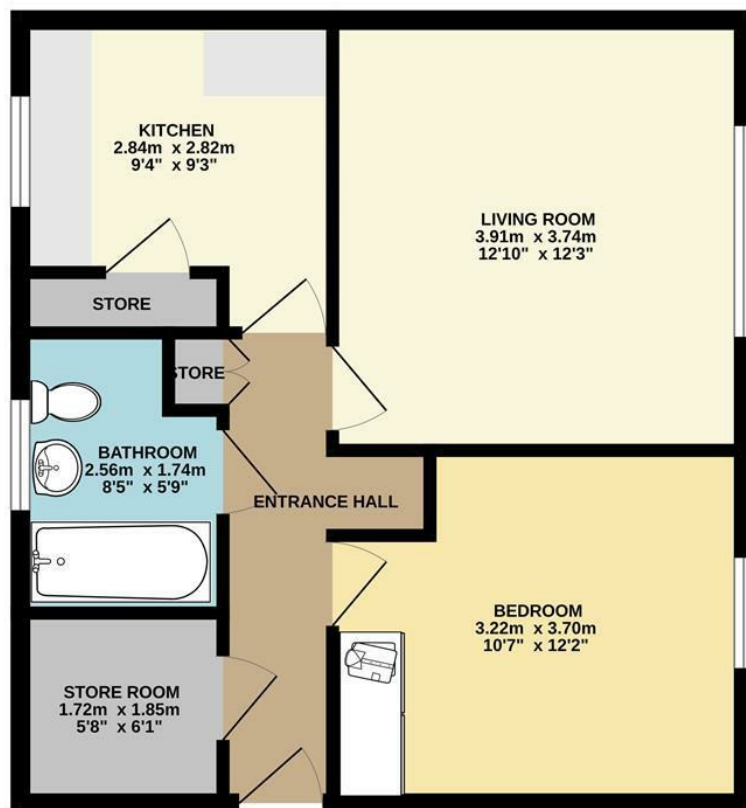
9'3" x 9'3" (2.84 x 2.82)

Fitted with grey wood-effect vinyl flooring, this kitchen offers space for a freestanding cooker and features a uPVC window providing natural light. The walls are partially tiled, complementing the laminate worktops. A range of wall and base units, along with drawers and a built-in storage cupboard, provide ample storage solutions.

**Outside**

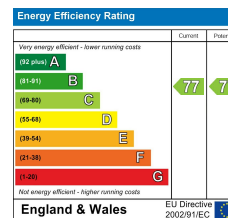
There are communal gardens and parking area, garages are available to rent from the council.

GROUND FLOOR  
46.8 sq.m. (504 sq.ft.) approx.



TOTAL FLOOR AREA: 46.8 sq.m. (504 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**Additional Information**

The property is Leasehold.

Lease Term 125 Years

Length of Lease Remaining 111 years

Ground Rent: Approx. £10 per annum.

Service Charge: Approx. £250 per annum

Buildings Insurance: Approx. £99.99 per annum

Total Floor Area -504.00 sq ft / 46.8 sq m

uPVC Double Glazing

Gas Central heating - Combi Boiler

Council Tax Band A

EPC Rated - C

Loft Insulation Fitted in 2020

Freestanding cooker, fridge freezer and washing machine are included in the sale

Freeholder: Chesterfield Borough Council

CCTV and Secure entrance doors to the block

**Disclaimer**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

**Reservation Agreement May Be Available**

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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