



GRANT'S
OF DERBYSHIRE

St. John Street, Wirksworth DE4 4DT
Fixed Asking Price £183,750

Grant's of Derbyshire are delighted to offer for sale a 75% share of this 2 bedroom, ground floor flat within Waltham House - a modern Extra Care scheme located in the heart of the market town of Wirksworth. This home is available with no upward chain and benefits from gas central heating and double glazing and the accommodation comprises; entrance hall with storage cupboards, open plan spacious living room with windows overlooking the garden and leading through to the kitchen, two bedrooms and an accessible shower room. Viewing Highly Recommended, Virtual Tour Available. Management/Service Charges Apply.

Location

The apartment is within the heart of Wirksworth's historic town centre, with a good range of shops, cafes and restaurants, together with great sporting facilities and a medical centre. Nearby towns such as Ashbourne and Matlock offer further facilities, and the city of Derby is just half an hour away by car. There is a railway station at Cromford, less than ten minutes drive away, and the heritage Ecclesbourne Valley Railway runs nearby. Wirksworth is set in the rolling green Derbyshire Dales, and is close to the Peak District National Park as well as Carsington Water which is great for walks and wildlife.

About Waltham House

Waltham House is a welcoming Extra Care community located along the main street of Wirksworth. It provides independent living enhanced by on-site care and support services, combining a peaceful location with convenient access to local amenities.

Residents benefit from a range of facilities including:

- A restaurant serving hot breakfasts and lunches daily
- A communal lounge with internet access
- A bright conservatory area
- A guest suite with an en-suite and kitchen facilities for visiting family and friends

The court is managed by an on-site Court Manager who offers ongoing assistance and support. In addition, a dedicated care team is available around the clock, delivering tailored and professional care to meet each resident's unique needs. The landscaped garden invites relaxation with two seating areas, as well as a potting shed and planters available for residents who enjoy gardening.

Entrance Hall 9'0" x 7'7" (2.75 x 2.32)

A good sized entrance into the apartment, with fitted storage cupboards and carpeted flooring.

Living Room 15'4" x 15'3" (4.69 x 4.67)

This elegant room features two striking full-height windows to the rear aspect that let in plenty of natural daylight while offering fabulous views of the landscaped gardens of Waltham House - a tranquil outlook to enjoy every day. An opening leads into the

Kitchen 9'6" x 8'0" (2.91 x 2.45)

Fitted with a good range of base, wall and drawer units with a granite effect worktop over and easy to clean vinyl flooring. There is an electric oven and four ring hob, stainless steel sink and drainer, space for a fridge freezer and space and plumbing for a washing machine.

Bedroom Two 12'3" x 7'7" (3.75 x 2.33)

Enjoy garden views from this room, which benefits from dual-aspect windows overlooking the rear gardens.

Bedroom One 15'2" x 13'3" (4.63 x 4.04)

A generous room which again has large, impressive windows to the rear of the property, offering fantastic and peaceful views, perfect for rest and relaxation. A door conveniently leads into the

Shower Room 9'7" x 7'5" (2.94 x 2.27)

This modern shower / wet room is tailored for comfort and ease, featuring a walk-in shower, low-flush WC equipped with grab rails for added support, and a wall-mounted wash basin. A second door provides convenient access from the hallway, enhancing day-to-day independence.

Outside & Parking

Waltham House has beautiful, landscaped garden surrounding the property as well as a variety of seating areas, plus a potting shed and planters for keen gardeners to use. All residents have one parking space and there is visitor parking available.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1555 per annum.

Tenure, Bills & Service Fees

There is a service charge is £400.15 per month, a support charge of £24.29 per month, a management fee of £552 per annum, ground rent of £150 per annum and utility bills are £79.36 per month (for gas and water; occupier organises electricity, internet, TV licence with their chosen supplier). On site personal care is available at additional cost.

Eligibility to Buy

Eligibility for ownership of a property in Waltham House is open to those who are aged 55+, have a local family connection to Wirksworth and have completed a successful application form with Housing 21.

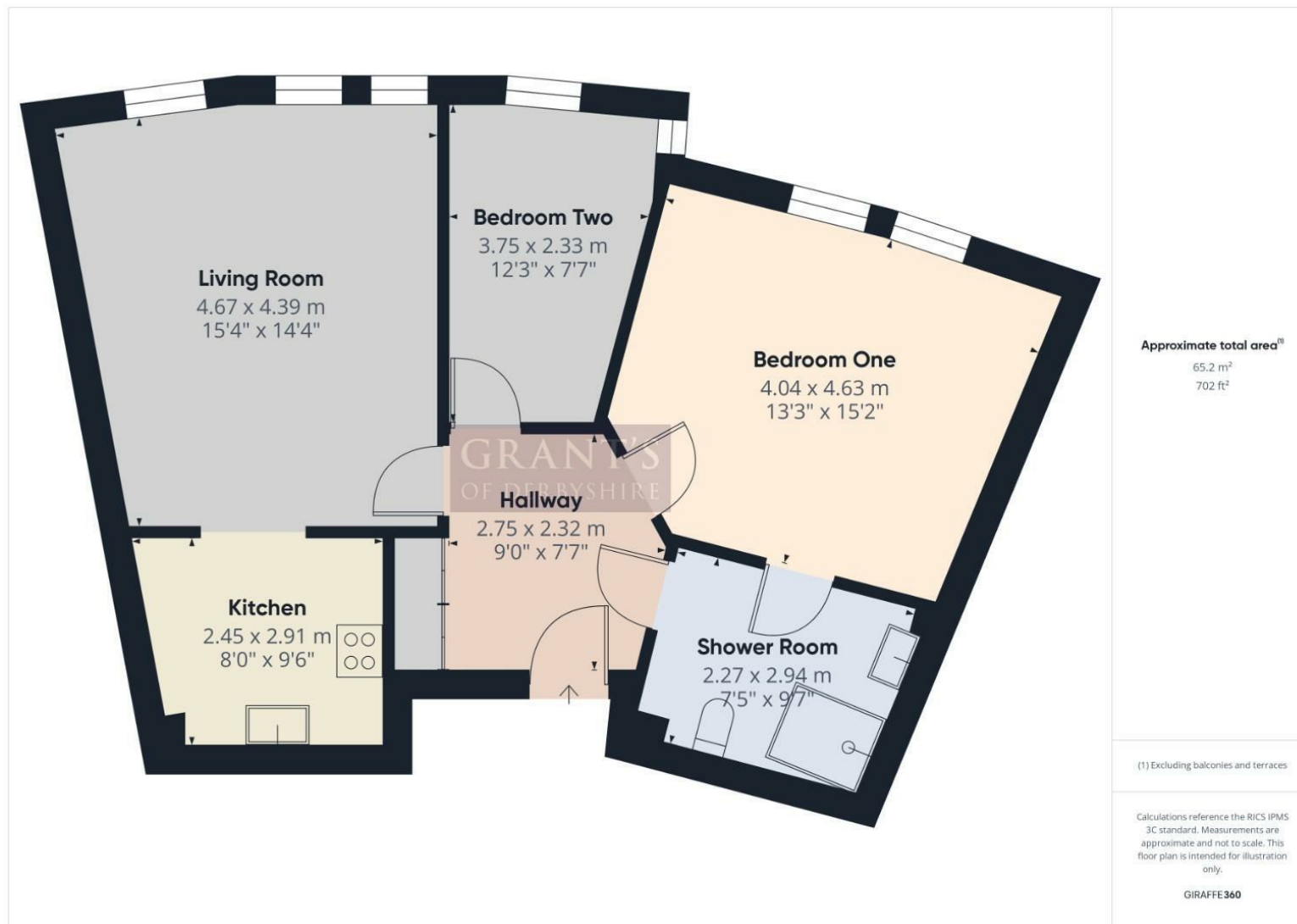
Purchase Admin Fee

There is a fixed admin fee of £600 subject to January RPI changes for April or 0.5% of the full market value. Fixed nomination fee of £1300 subject to January RPI changes for April or 1% of the sale price.

Directions

Walk along the main shopping street in Wirksworth from the Market Place and Waltham House can be found on your right hand side after a few hundred metres, opposite the Memorial Hall.





Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

