Apartment 211 Oakland Village
Swadlincote, DE11 8ND
£149,950

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*** NEW PRICE ALERT *** £149,950 (100% OWNERSHIP) IN THE HEART OF SWADLINCOTE with NO UPWARD CHAIN! The Oakland Village Retirement complex caters for over 55's and offers 1 & 2 bedroom apartments with an impressive finish along with a comprehensive facilities allowing residents to engage in variety of community activities & groups, as much or as little as they choose! This one bedroom, second floor apartment occupies a prime position, being within close proximity of the 2nd floor lift, with READY TO MOVE INTO ACCOMMODATION including Hall, spacious Lounge, fitted Breakfast Kitchen ideal for poor mobility as plenty of room for wheelchair users. There is a large Master Bedroom and very smart Shower Room completing the accommodation, Council Tax A - EPC rating C. HURRY TO VIEW! LIZ MILSOM PROPERTIES to arrange your accompanied viewing NOW!

- Rare opportunity - Hurry to view!
- Splendid 2nd floor Apartment
- Living Room/Diner, Separate fitted Kitchen
- Splendid Shower Room plenty of access
- Handy for the town centre , excellent amenities
- Oakland Village over 55's Retirement village
- Very close proximity to the Lift
- Generous one double bedroom
- 100% Ownership
- Energy Rating C - Council Tax A

Location
The busy South Derbyshire market town of Swadlincote, located in the Heart of the National Forest, offers a wide range of retail, leisure and health facilities, and has undergone significant re-development in recent years. The town has good access to the motorway network, including the M42, M1 and A50, with Derby, Birmingham, Nottingham, Leicester & Stoke all within an hours drive. The local towns of Burton on Trent and Ashby de la Zouch are also within 10 -15 minutes drive.

Overview
Overview - A modern, one bedroom, purpose built, 2nd floor apartment forming part of the Oakland Village retirement development, specifically catering for the over 55's. This prime, second floor apartment has a hall with a useful large storage cupboard which houses the electric MHS boiler, ideal for airing cupboard with ample shelving.

The ready to move into accommodation comprises, a separate splendid fitted kitchen has an excellent range of wall and floor mounted units with ample work surface areas with inset built in oven and hob, plumbing for an automatic washing machine along with appliance space for fridge freezer. Practical flooring in the kitchen.

The Living area is located to the front, having a large bay window overlooking towards Eureka Park area and is a generous sized room with fitted carpet.

There's also a smart shower room with walk in shower, wash basin and low level WC. with handy wall mounted assist handles. Extractor fan, mirror and shaver point. Special non slip flooring and plenty of space for mobility purposes.

The main bedroom is a generous sized double, located to the front of the dwelling with TV aerial point, large bay window and fitted carpet.

Service Charge - See IMPORTANT NOTES detailed on brochure
Application - Residents must be aged 55 or over to apply
A personal assessment of your needs and circumstances may be required. Please request further information via Liz Milsom Properties.

2nd floor Apartment situated close to lift

Spacious Living area
15'10" x 8'9" (4.84 x 2.69)

Splendid fitted Kitchen
10'2" x 8'11" (3.10m x 2.741)

Principle double bedroom
14'4" x 10'5" (4.387 x 3.177)

Walk in Shower Room
8'2" x 6'7" (2.494 x 2.019)

Facilities at Oakland village
Facilities - Oakland Village offers a variety of communal facilities including:
* Landscaped gardens
* Veg/Fruit Gardens
* Lounge area
* Restaurant, bar & bistro
* IT suite
* Library
* Hairdressers
* Craft room
* Large "Village Hall" - for events such as shows, dancing & bingo
* Car parking
* Lifts to all floors
* Multi faith room
* Laundry facility

Tenure
Leasehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Important Notes - Re Service charge
Applied for the coming Financial year 2024/2025

Payable quarterly £1329.57 payable to Trident Housing Association Limited

25 March 2025, 25 June 2025, 25 September 2025 and 25 December 2025

Services
Water and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Viewing Strictly Through Liz Milsom Properties
To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITVE FIXED FEES.

Available:
9.00 am – 5.30pm Mon-Thursday
9.00 am-5pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/28.03.2025/1 DRAFT
LMPL/30.03.2025/2 APPROVED

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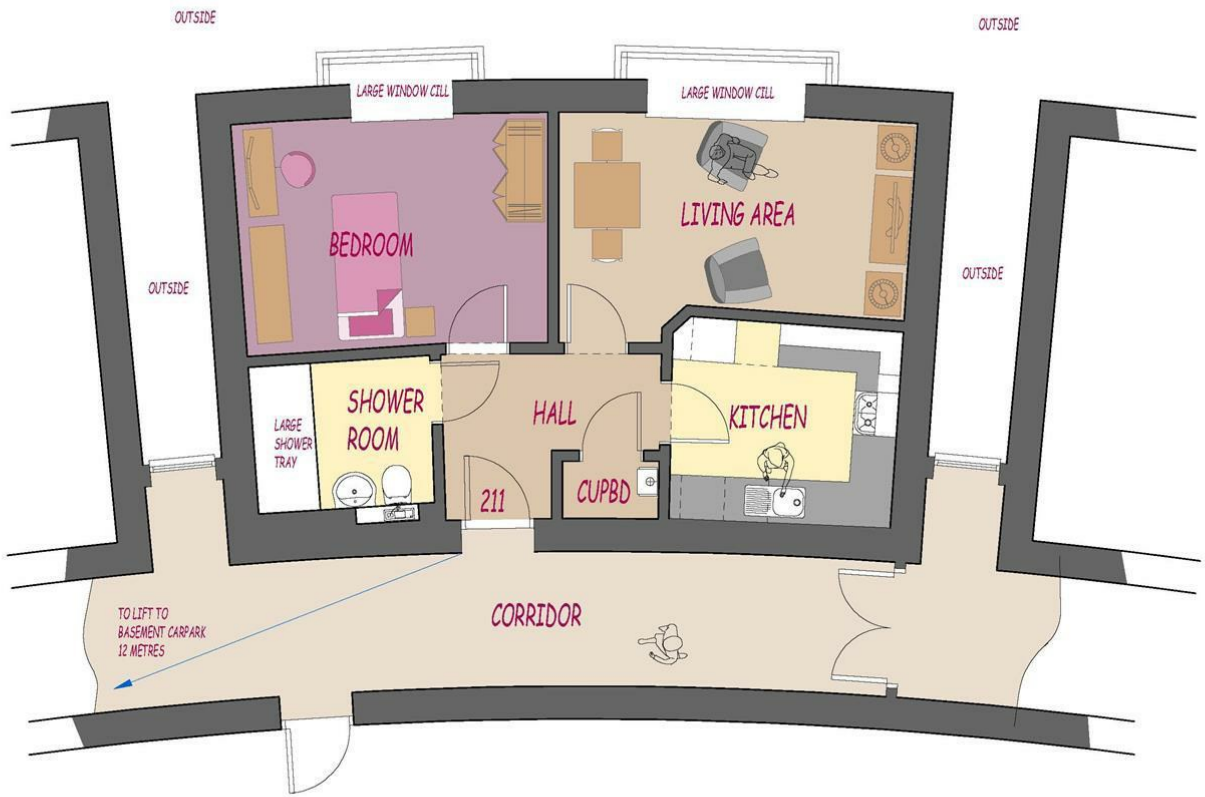
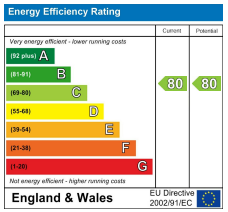
Oakland Village
BAR · BISTRO · FUNCTION SUITE
01283 240594
Oakland Village

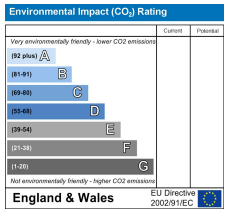
Ground Floor
Village Hall
Shop
Internet Zone
Apartments 001 - 007
Apartments 101 - 122
First Floor
Treatment Centre
Library
Multi-Faith Room
Hairdresser
Gym
Hobby Craft Room
Oakland Short Break Services
Apartments 228 - 314

Directions

For SAT NAV purposes use DE11 8ND







Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

01283 219336

07974 113853

liz.milsom@lizmilsomproperties.co.uk

lizmilsomproperties.co.uk

COUNCIL TAX

Band: A
The vendor informs us that the property is Leasehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.

THE TEAM
Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION
NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING
All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME
Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.