

5 Holly Court Glenthorne Close,  
Brampton, S40 3AR

£129,950

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WILKINS VARDY

# £129,950

FIRST FLOOR FLAT - CUL-DE-SAC POSITION - SINGLE GARAGE - NO CHAIN

A well presented first floor flat offering 542 sq. ft. of neutrally decorated and easy to maintain accommodation. The property features a generous dual aspect living room, fitted kitchen, two good sized bedrooms, and a bathroom/WC. Externally, there are attractive communal gardens and a semi detached single garage.

Occupying a pleasant cul-de-sac position in a popular and convenient location, well placed for accessing the local shops, bars and restaurant on Chatsworth Road, and readily accessible for transport links towards the Town Centre and the Peak District.

This property represents an ideal first time purchase, investment opportunity, or downsizing option. - Early viewing is recommended.

- IDEAL STARTER HOME/INVESTMENT PROPERTY
- FIRST FLOOR FLAT IN POPULAR LOCATION
- GENEROUS DUAL ASPECT LIVING ROOM
- FITTED KITCHEN
- TWO GOOD SIZED BEDROOMS
- BATHROOM/WC
- SEMI DETACHED SINGLE GARAGE & COMMUNAL GARDENS
- NO UPWARD CHAIN
- BROOKFIELD SCHOOL CATCHMENT AREA
- EPC RATING: D

## General

Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 50.4 sq.m./542 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A communal entrance door opens into a ...

## Communal Hallway

Having stairs with stair lift rising up to the first floor flats. The electric stair is owned by our client and will form part of this purchase.

## On the First Floor

A hallway which provides a small seating area and leads to the front entrance door.

## Entrance Hall

Having a door to a built-in store room with double doors opening to further storage. There is also a further built-in storage cupboard.

## Bedroom One

10'11 x 10'6 (3.33m x 3.20m)  
A front facing double bedroom.

## Bedroom Two

10'11x 6'8 (3.33mx 2.03m)  
A good sized front facing single bedroom.

## Bathroom

7'5 x 5'7 (2.26m x 1.70m)  
Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with electric shower over, pedestal hand wash basin and a low flush WC.  
Chrome heated towel rail.

## Living Room

17'11 x 10'11 (5.46m x 3.33m)  
A generous dual aspect reception room having a wall mounted electric fire.. Swinging saloon style doors give access into the ...

## Kitchen

7'6 x 7'5 (2.29m x 2.26m)  
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 with mixer tap.  
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer and a freestanding cooker having a concealed extractor hood over.

## Outside

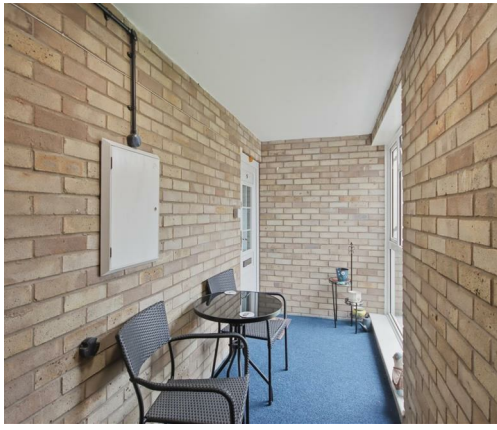
The property comes with a single semi detached garage (door lock not working). There are also surrounding communal gardens.

## Additional Information

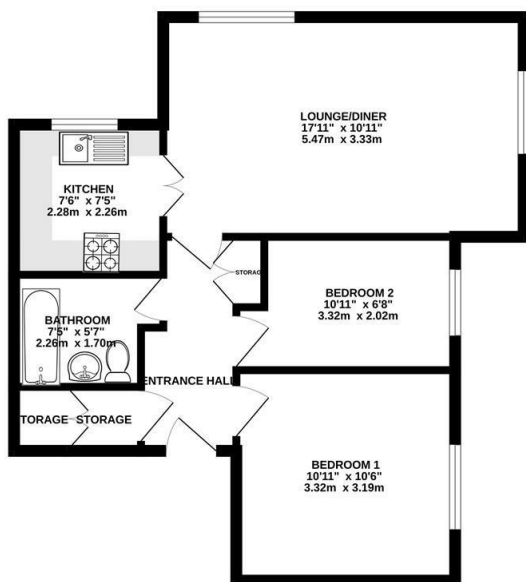
The property is Leasehold - 200 Year Lease from 25/03/1971 - 144 years remaining.

Ground Rent: TBC

Service/Maintenance Charge: TBC



GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures 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 guidance purposes only and should be used as such for 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.  
Made with Metropack 02/08

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	72
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



#### 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

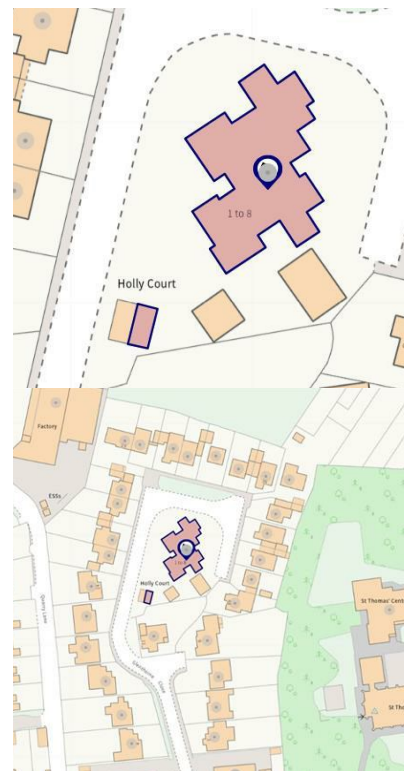
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Consultant.



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