



Apartment 214 Piccadilly Heights,,
Wain Avenue S41 0GF

OFFERS AROUND

£94,950



WILKINS VARDY

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£94,950

WELL APPOINTED ONE BED SECOND FLOOR APARTMENT - EDGE OF TOWN CENTRE LOCATION - SECURE RESIDENTS PARKING

A fantastic opportunity to own a well presented one bedroom apartment ideally situated on the edge of the town centre, and just a short distance from the railway station. This charming apartment boasts an inviting open plan kitchen, living, and dining area, perfect for modern living and entertaining. The apartment also features a spacious bedroom, a well appointed bathroom, and the added convenience of secure resident parking.

With no onward chain, this property is perfect for first time buyers or investors looking for a hassle free purchase.

- WELL APPOINTED SECOND FLOOR APARTMENT
- OPEN PLAN LOUNGE/DINER/KITCHEN
- BATHROOM/WC
- NO CHAIN
- EDGE OF TOWN CENTRE LOCATION
- SPACIOUS DOUBLE BEDROOM
- SECURE RESIDENTS CAR PARK
- EPC RATING: TBC

General

Electric heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 46.9 sq.m./505 sq.ft.
Council Tax Band - A
Tenure - Leasehold
Secondary School Catchment Area - Hasland Hall Community School

On the Ground Floor

A communal entrance door gives access to steps which take you up to the second floor.

Entrance Hall

Having a door to a useful built-in storage cupboard.

Lounge/Diner/Kitchen

21'8 x 14'0 (6.60m x 4.27m)
A spacious open plan room, the kitchen area 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.
Integrated appliances to include a washing machine, electric oven and hob with stainless steel extractor hood over.
Space is provided for a fridge/freezer
Vinyl flooring to the kitchen area and carpet flooring to the lounge/diner.
Downlighting.

Bedroom

14'1 x 9'4 (4.29m x 2.84m)
A spacious double bedroom with downlighting.

Bathroom

7'7 x 5'10 (2.31m x 1.78m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Tiled floor.

Outside

Remote gated access leads to a secure car park for residents with a single allocated parking space.

Additional Information

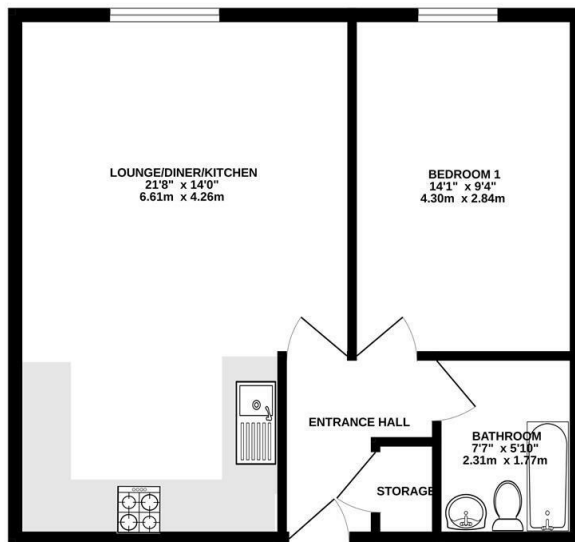
The property is Leasehold - 999 Year Lease from 01/01/2007 - 980 years remaining.

Ground Rent: £150 per annum (as at 2025)
Service Charges: £1404.07 per annum (as at 2026)
Insurance: £403.69 per annum (as at 2025)

All above charges are subject to annual review.



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 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 misstatement. 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.
Made with floorplan 123456

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the heating system, kitchen appliances, 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 Hasland Hall 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varady.co.uk