



2 Holly Court, Glenthorne Close,  
Brampton S40 3AR

£140,000



WILKINS VARDY

# £140,000

GROUND FLOOR FLAT - TWO BEDS - NO CHAIN - SINGLE GARAGE

Welcome to 2 Holly Court, a charming ground floor flat located on Glenthorne Close, Brampton. This delightful property offers 509 sq.ft. of well appointed accommodation, making it an ideal choice for individuals, a couple or someone looking to downsize.

The flat features a spacious reception room, providing a warm and inviting space for relaxation or entertaining guests. The property also benefits from a fitted kitchen with integrated cooking appliances, two bedrooms and a modern bathroom. One of the notable advantages of this property is the single garage, offering ease and security for residents.

The property is situated in a prime location, within easy access of the local shops, bars and restaurants on Chatsworth Road., and also within Brookfield School catchment.

This flat is sure to attract interest. Do not miss the chance to make this lovely property your new home.

- WELL APPOINTED GROUND FLOOR FLAT
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- MODERN BATHROOM
- SINGLE GARAGE
- NO CHAIN
- GENEROUS LIVING ROOM
- TWO BEDROOMS
- COMMUNAL GARDENS
- BROOKFIELD SCHOOL CATCHMENT AREA
- EPC RATING: C

## General

Gas central heating

uPVC sealed unit double glazed windows

Gross internal floor area - 47.3 sq.m./509 sq./ft.

Council Tax Band - A

Tenure - Leasehold

Secondary School Catchment Area - Brookfield Community School

The property is accessed via a communal entrance door into a ...

## Communal Hallway

The front door of the property opens into a ...

## 'L' Shaped Entrance Hall

Fitted with vinyl flooring. A door gives access to a useful store room which has space and plumbing for an automatic washing machine.

There is also an additional useful storage cupboard.

## Bedroom Two

9'5 x 6'6 (2.87m x 1.98m)

A single bedroom with fitted wall units.

## Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Having waterproof boarding to the walls and fitted with a modern white 3-piece suite comprising of a panelled bath with folding shower screen and bath/shower mixer tap, wash hand basin with storage below and a low flush WC.

Chrome heated towel rail.

Vinyl flooring.

## Bedroom One

12'6 x 8'3 (3.81m x 2.51m)

A good sized double bedroom having a built-in wardrobe with sliding doors.

## Living Room

17'11 x 10'10 (5.46m x 3.30m)

Accessed via a glazed sliding door, a generous dual aspect reception room fitted with vinyl flooring.

A uPVC double glazed door gives access out onto the communal area.

A glazed sliding door opens to the ...

## Kitchen

7'5 x 7'4 (2.26m x 2.24m)

Being part tiled and fitted with a range of white gloss wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink.

Integrated appliances to include an eye level electric oven and 4-ring gas hob with stainless steel extractor hood over.

Space and plumbing is provided for a slimline dishwasher and there is also

space for a fridge/freezer.

Vinyl flooring.

## Outside

There are well maintained communal gardens surrounding the property.

The back door of the property opens to a communal patio space and back garden which is ideal for relaxation.

The property benefits from a single garage. There is also on street parking.

## Additional Information

The property is Leasehold.

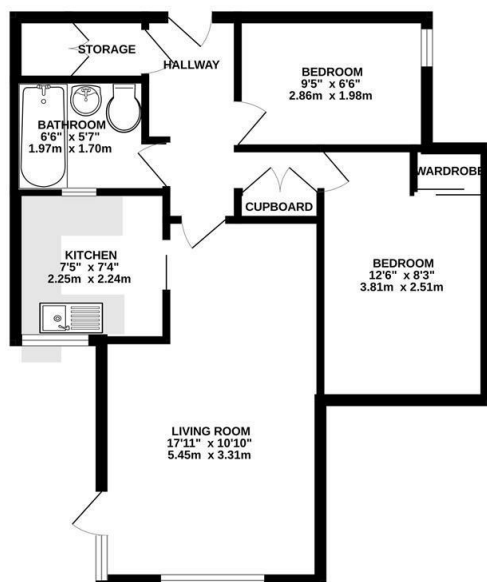
200 Year Lease Term - Start Date: 25/03/1971, End Date: 25/03/2171 - 145 Years Remaining

Ground Rent: £30.00 per annum.

Service Charge: £1628 per annum which includes building insurance and maintenance of communal areas.



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 Hotspot G2025

| 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 |         |           |
| <b>England &amp; Wales</b>                  | 74      | 77        |
| 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 |         |           |
| <b>England &amp; Wales</b>                                      |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS

Relocation  
agent  
network

## 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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 Consultants.



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

wilkins-varde.co.uk