



Flat 11 Varley House Tapton Lock Hill,  
Tapton, S41 7GF

£119,950

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WILKINS VARDY

# £119,950

FIRST FLOOR APARTMENT IN GATED COMPLEX - TWO BEDS - TWO BATHROOMS - NO CHAIN

Offered for sale with no chain is this well appointed first floor apartment offering stylish and comfortable living throughout. The property features two good sized bedrooms, the principal bedroom with en suite, alongside a modern separate bathroom. The heart of the home is an impressive open plan kitchen, dining, and living area - ideal for both relaxing and entertaining. Set within a secure gated complex, the apartment also benefits from an allocated parking space.

Conveniently located, the property is well placed for accessing the local shops and amenities on Sheffield Road/Whittington Moor and readily accessible for commuter links towards Chesterfield, Sheffield and the M1 Motorway.

- WELL APPOINTED FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN/DINER/LIVING ROOM
- TWO GOOD SIZED BEDROOMS
- MODERN BATHROOM & EN SUITE SHOWER ROOM
- ALLOCATED PARKING SPACE
- CONVENIENT LOCATION
- NO CHAIN
- EPC RATING: B

## General

Electric storage heaters  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 60.0 sq.m./646 sq.ft.  
Council Tax Band - B  
Tenure: Leasehold  
Secondary School Catchment Area - Whittington Green School

A communal entrance door opens into a communal hallway where steps take you up to the First Floor, and to the front entrance door.

## Entrance Hall

Fitted with laminate flooring and having a built-in storage cupboard.

## Bathroom

8'10 x 6'8 (2.69m x 2.03m)  
Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, wash hand basin and a low flush WC.  
Chrome flat panel heated towel rail.  
Tiled floor.

## Bedroom Two

12'2 x 6'11 (3.71m x 2.11m)  
A good sized front facing single bedroom.

## Bedroom One

16'4 x 9'7 (4.98m x 2.92m)  
A good sized front facing double bedroom. A door gives access into a ...

## En Suite Shower Room

6'6 x 6'2 (1.98m x 1.88m)  
Fitted with a modern white 3-piece suite comprising a fully tiled shower cubicle with mixer shower, wash hand basin with storage below and a concealed cistern WC.  
Fitted tall storage unit.  
Chrome flat panel heated towel rail.  
Laminate flooring.

## Kitchen/Diner/Living Room

19'7 x 13'5 (5.97m x 4.09m)  
A spacious room, being part tiled to the kitchen area and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with pull out hose spray mixer tap.  
Integrated appliances include a fridge/freezer, slimline dishwasher, washing machine, electric oven and hob with stainless steel splashback and extractor hood over.  
Laminate flooring.  
Downlighting to the kitchen area.  
uPVC double glazed French doors open to a Juliet balcony.

## Outside

There is an allocated parking space.

## Additional Information

The property is Leasehold.

Lease Start Date: 30/11/2005

Lease End Date: 01/01/2130

Ground Rent Payable: £250.00 per annum

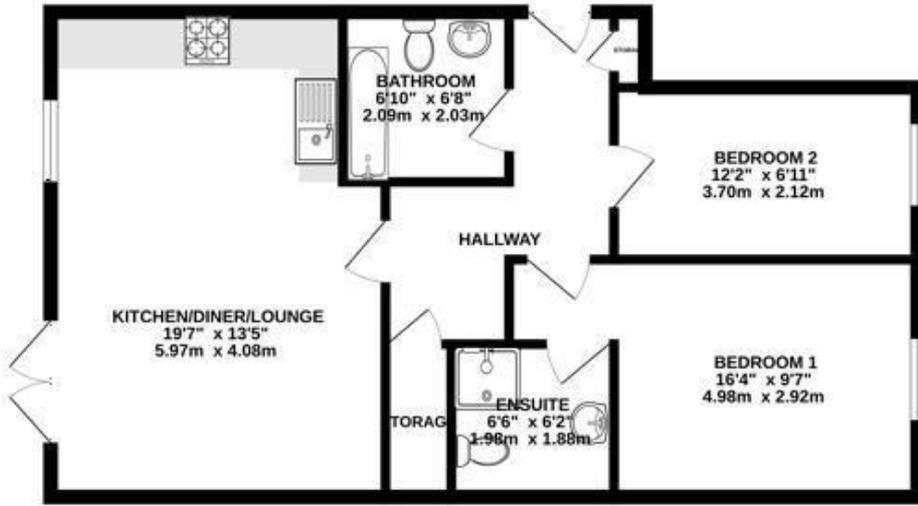
Service Charge Payable: £1780.00 per annum



derbyshire surveyors

Chartered Surveyors, Valuers and Energy Assessors

**GROUND FLOOR**  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the European standard here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or false statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made and Issued 12/2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</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>		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



**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 heating system, kitchen appliances, shower units, 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 Whittington Green 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-vardy.co.uk