



10 Waterloo Court,  
Lower Pilsley S45 8BP

OFFERS IN THE REGION OF

£89,950



WILKINS VARDY

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# £89,950

IMMACULATELY PRESENTED GROUND FLOOR APARTMENT - PROPERTY TOUR VIDEO AVAILABLE

Of possible interest to first time buyers, investors or retirees, this superbly presented two double bedroomed ground floor apartment offers 619 sq.ft. of neutrally presented accommodation, which includes plenty of storage and a fantastic open plan living kitchen area with Juliet balcony overlooking a private garden.

Located just off of Locko Road in this popular semi rural location, the property is well placed for accessing the various amenities in Pilsley and for links into Clay Cross, Chesterfield Town Centre and for routes towards the M1 Motorway.

- Ground Floor Apartment
- Two Double Bedrooms
- Private Garden
- Newly Decorated & New Floor
- Open Plan Living Room/Kitchen
- Bathroom/WC
- Communal Parking Area
- NO CHAIN

Coverings Throughout

- EPC Rating: C

## General

Electric heating

uPVC double glazed windows and doors

Newly decorated and new floor coverings throughout

Gross internal floor area - 57.4 sq.m./618 sq.ft.

Council Tax Band - A

Secondary School Catchment Area - Tupton Hall School

A communal entrance door opens into a communal hallway.

A uPVC double glazed entrance door opens into an ...

## Entrance Hall

## Open Plan Living Room/Kitchen

## Living Room

16'7 x 14'8 (5.05m x 4.47m)

A good sized reception area having a built-in cupboard and uPVC double glazed French doors opening to a Juliet balcony which overlooks the front of the property.

## Kitchen

9'4 x 7'8 (2.84m x 2.34m)

Being part tiled and fitted with a range of cream shaker wall and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated electric oven and 4-ring hob with concealed extractor over.

Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.

Vinyl flooring.

An opening leads through to an ...

## Inner Hall

## Bedroom One

14'6 x 8'10 (4.42m x 2.69m)

A rear facing double bedroom having a built-in cupboard housing the hot water cylinder.

## Bedroom Two

11'6 x 8'7 (3.51m x 2.62m)

A rear facing double bedroom having a built-in cupboard.

## Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

Tiled floor.

## Outside

The property has its own garden area and has use of the communal gardens and car park.

## Additional Information

The property is Leasehold.

Lease Start Date: 01/07/2005

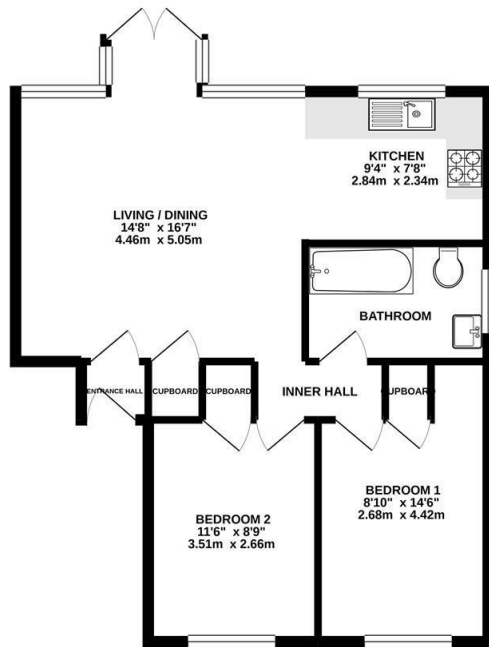
Lease End Date: 01/07/2130

Ground Rent Payable: £75 every 6 months

Service Charge Payable: £385 every 6 months



**GROUND FLOOR**  
618 sq.ft. (57.4 sq.m.) approx.



**TOTAL FLOOR AREA - 618 sq.ft. (57.4 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such by only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		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 central heating system, kitchen appliances, shower unit, 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.

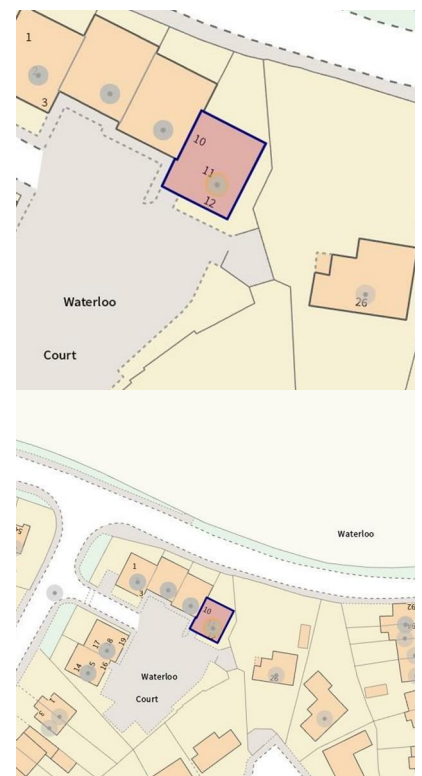
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Tupton Hall 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-varDY.co.uk