



8 Coniston House, Spinner Croft,
Chesterfield S40 2GD

OFFERS IN EXCESS OF

£99,000

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WILKINS VARDY

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£99,000

ONE BED GROUND FLOOR APARTMENT - TWO BATHROOMS - NO CHAIN - CONVENIENT LOCATION

Situated on the outskirts of the Town Centre and offered for sale with no chain is this ground floor apartment which offers 527 sq.ft. of easily managed accommodation. The property features a good sized living room and a fitted kitchen with integrated cooking appliances. There is also a good sized double bedroom with en suite shower room, and a separate bathroom/WC, making it an ideal choice for individuals or couples seeking a modern living space. Outside, there is an allocated parking space.

The property is well placed for the local shops, restaurants and amenities offered on Derby Road and readily accessible for commuter links towards Dronfield, Sheffield and the M1 Motorway.

Whether you are looking to buy your first home or seeking an investment property, this apartment offers a wonderful opportunity to enjoy a contemporary lifestyle in a sought after location. Do not miss the chance to make this lovely apartment your own.

- GROUND FLOOR APARTMENT
- POPULAR & CONVENIENT LOCATION
- GOOD SIZED LOUNGE/DINER
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- GENEROUS DOUBLE BEDROOM WITH EN SUITE SHOWER ROOM
- SEPARATE BATHROOM/WC
- ALLOCATED PARKING SPACE
- NO CHAIN
- EPC RATING: C

General

Electric heating
uPVC sealed unit double glazed windows
Gross internal floor area - 48.9 sq.m./527 sq.ft.
Council Tax Band - A
Tenure - Leasehold

A communal front entrance door with intercom entry opens to the ...

Ground Floor Communal Hallway

The front entrance door is to the right and opens into a ...

Entrance Hall

Having two built-in storage cupboards.

Lounge/Diner

13'7 x 12'0 (4.14m x 3.66m)
A good sized front facing reception room having downlighting.

Kitchen

9'9 x 6'0 (2.97m x 1.83m)
Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap and tiled splashback.
Integrated appliances to include an electric oven and hob with glass splashback and extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Tiled floor and downlighting.

Bathroom

7'0 x 6'4 (2.13m x 1.93m)
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, low flush WC and a semi recessed wash hand basin with work surface to either side and storage below.
Tiled floor and downlighting.

Bedroom

15'1 x 10'2 (4.60m x 3.10m)
A good sized double bedroom. A door gives access to a ...

En Suite Shower Room

5'5 x 5'3 (1.65m x 1.60m)
Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, pedestal wash hand basin with tiled splashback and a low flush WC.
Tiled floor and downlighting.

Outside

There is an allocated parking space.

Additional Information

The property is leasehold.

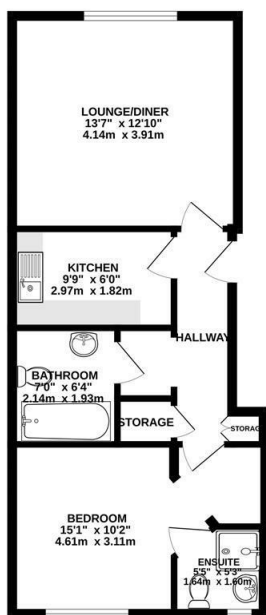
Lease Term - 155 years from 01/01/2006 to 01/01/2161.

Ground Rent Payable: £198.60 per annum.

Service Charge Payable: £898.80 every six months (£1793.60 per annum in total)



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (48.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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.

We are informed by the vendor that, at the time of our inspection, the electric 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 Parkside 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.

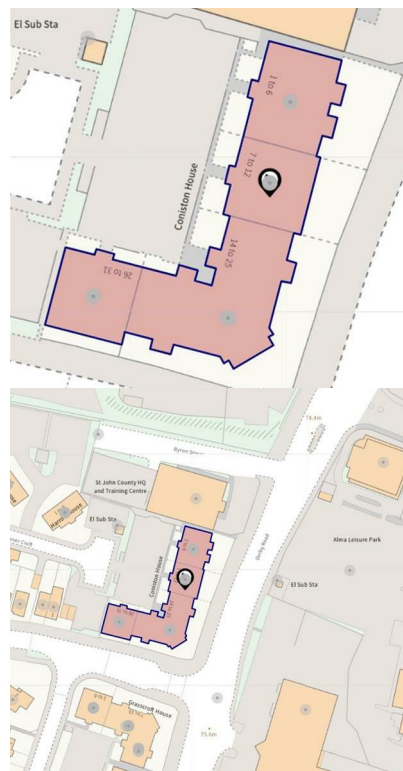
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

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	77	81
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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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