11 Rednall Close,
Holme Hall, S40 4YD

50% SHARED OWNERSHIP

£62,500

WILKINS VARDY

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OVER 55'S BUNGALOW - 50% SHARED OWNERSHIP - CUL-DE-SAC POSITION - NO CHAIN

Offered for sale on a 50% shared ownership basis and subject to an Over 55's age restriction, is this delightful end terraced bungalow sat at the head of this popular cul-de-sac. The property offers easily managed and neutrally decorated accommodation, which includes a good sized living room, two bedrooms, a fitted kitchen and shower room. There are also communal gardens and parking.

Conveniently placed for the shops and amenities on Wardgate Way and just a short distance from Holmebrook Valley Park, this property also enjoys good transport links into the Town Centre.

- END BUNGALOW IN CUL-DE-SAC POSITION
- OVER 55'S AGE RESTRICTION
- 50% SHARED OWNERSHIP
- GOOD SIZED LIVING ROOM
- FITTED KITCHEN
- TWO BEDROOMS
- SHOWER ROOM/WC
- COMMUNAL PARKING & GARDENS
- NO CHAIN
- EPC RATING: D

General
Gas central heating (Baxi Boiler)
Mahogany effect uPVC sealed unit double glazed windows and doors
Gross internal floor area - 47.0 sq.m./506 sq.ft.
Council Tax Band - A
Tenure - Leasehold

A uPVC double glazed front entrance door opens into a ...

Entrance Hall

Bedroom Two
9'0 x 7'0 (2.74m x 2.13m)
A good sized front facing single bedroom.

Bedroom One
12'5 x 8'10 (3.78m x 2.69m)
A good sized front facing double bedroom having a range of fitted wardrobes with sliding doors along one wall.

Living Room
12'9 x 12'2 (3.89m x 3.71m)
A good sized reception room having a feature fireplace with wood surround, marble effect inset and hearth, and an inset coal effect gas fire.
A uPVC double glazed sliding patio door overlooks and opens onto a rear patio.

Kitchen
9'7 x 7'0 (2.92m x 2.13m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker.
A door gives access to a useful built-in store cupboard.

Shower Room
7'0 x 6'1 (2.13m x 1.85m)
Being part tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the hot water cylinder.
Vinyl flooring.

Outside
There is a decoratrive plum slate forecourt garden and path lading up to the front entrance door. There is also a small attached wooden store.

There are communal gardens to the front, side and rear, the rear also having a paved seating area.

There are also communal parking bays.

Additional Information
The property is subject to an Over 55 age restriction. Any prospective purchaser will be required to complete an application form and provide proof of age for the approval of the Guinness Partnership.

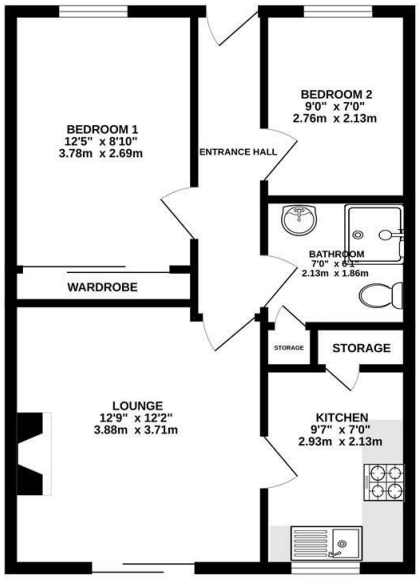
This property is Leasehold - 99 Year Lease from 01/05/1988 - 61 years remaining.

Rent: £181.93 per calendar month.
Service Charge: £1237.44 per annum - which covers window cleaning, exterior building maintenance, buildings insurance and grounds maintenance.

Payments payable to The Guinness Housing Partnership,

RICS
01246 2
Info@derbyshiresurveyor

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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 mis-statement. 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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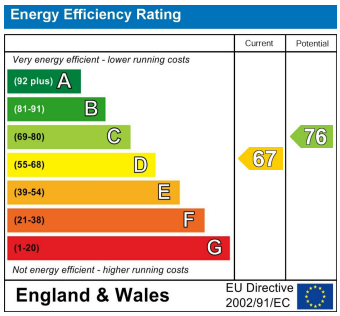

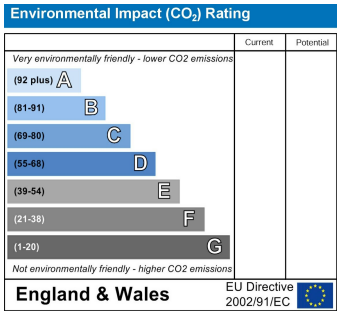

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VIEWINGS

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 central heating system, gas fire, shower unit, 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.

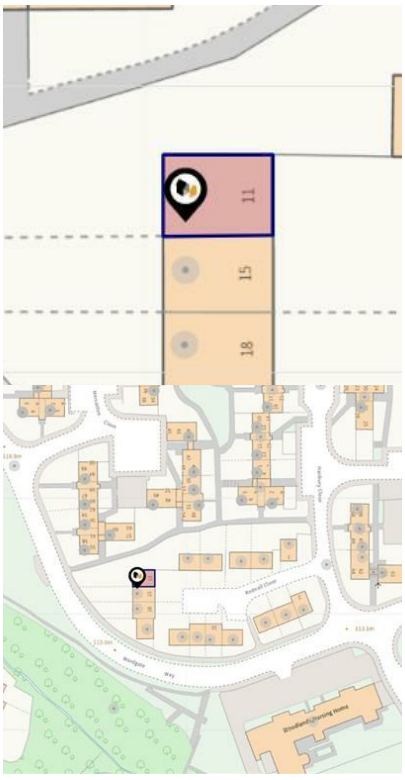
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Outwood Academy Newbold 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.



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wilkins-vardy.co.uk