



5 Potters Place Foolow Avenue,  
Chesterfield, S40 2FA

£179,000

W  
WILKINS VARDY

# £179,000

GROUND FLOOR FLAT - WHEELCHAIR ACCESSIBLE - TWO BEDS - NO CHAIN - OVER 55's AGE RESTRICTION

A well presented and wheelchair accessible ground floor flat offering 682 sq.ft. of comfortable and practical living throughout. The property features an open plan kitchen, living and dining area, two well proportioned bedrooms, and a convenient Jack & Jill wet room. Residents benefit from attractive communal gardens, along with access to a range of communal services and care facilities, making this an ideal home for those seeking independent living with additional support available if required.

Located on the outskirts of the Town Centre, the property is well placed for accessing local amenities and is just a short distance from Queen's Park.

- WHEELCHAIR ACCESSIBLE GROUND FLOOR FLAT
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- WET ROOM
- ACCESS TO A RANGE OF COMMUNAL SERVICES AND CARE FACILITIES
- EPC RATING: C
- OVER 55's AGE RESTRICTION
- TWO GOOD SIZED BEDROOMS
- PAVED PATIO AREA & COMMUNAL GARDENS
- NO CHAIN

## General

Electric under floor heating  
Electric hot water system installed  
Timber and uPVC double glazed windows and doors  
Wheelchair accessible  
Panic alarms installed  
Gross internal floor area - 63.4 sq.m./682 sq.ft.  
Council Tax Band - B  
Tenure - Leasehold

A communal entrance door opens to a ...

## Communal Entrance Hall

Giving access to the flat. A front entrance door opens into a ...

## Entrance Hall

A good sized hallway having two built-in storage cupboards.

## Kitchen/Dining/Living Room

24'4 x 10'10 (7.42m x 3.30m)

## Kitchen Area

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

Inset 1½ bowl single drainer stainless steel sink with mixer tap, Integrated appliances to include an electric eye level oven and a 4-ring hob with extractor canopy over.

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

Laminate flooring.

## Living/Dining Area

A good sized reception room having a uPVC double glazed door opening onto a rear patio/seating area.

## Bedroom Two

11'1 x 8'4 (3.38m x 2.54m)

A good sized single bedroom.

## Bedroom One

16'6 x 9'4 (5.03m x 2.84m)

A good sized double bedroom fitted with laminate flooring. A door gives access into the ...

## 'Jack' & 'Jill' Wet Room

9'4 x 6'4 (2.84m x 1.93m)

Being part tiled and having a shower area with mixer shower, semi pedestal hand wash basin and a low flush WC.

Waterproof wet room flooring.

## Outside

There are communal gardens and the property has its own paved patio/seating area.

## Additional Information

The property sits within an over 55's facility where there are a range of communal services and access to care facilities.

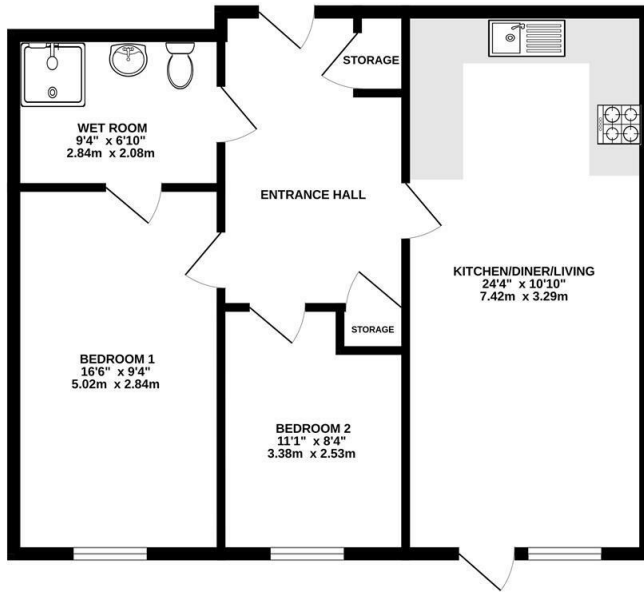
Service charge payable: £4,743.12 per annum (£395.26 per month) payable to Together Housing.



derbyshire surveyors

Chartered Surveyors, Valuers and Energy Assessors

GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq ft. (63.4 sq.m.) approx.  
While 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 a guide by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 3.0.028

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>	<b>77</b>	<b>79</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		
England & Wales		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		
England & Wales		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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the electric under floor heating, electric hot water system, kitchen appliances, 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 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 Consultant.



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wilkins-varDY.co.uk