



Apartment 10 Knightsbridge Court,  
West Bars, S40 1AD

OFFERS IN THE REGION OF

£139,500

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WILKINS VARDY

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# £139,500

STAMP DUTY PAID \*\*\* SPACIOUS TWO BED FIRST FLOOR APARTMENT IN TOWN CENTRE LOCATION \*\*\*

COME AND TAKE A LOOK AROUND THESE IMPRESSIVE TOWN CENTRE APARTMENTS WITH 900+ YEAR LEASE, NO GROUND RENT & MANAGEABLE SERVICE CHARGE. LIMITED TIME OFFER - 3 YEARS PARKING IN THE ADJOINING PAY & DISPLAY CAR PARK FOR AN ASKING PRICE OFFER

Sitting in the recently converted former court house buildings which sit prominently on Rose Hill within this architect designed Grade 2 listed building, this superbly appointed two bedroom first floor apartment provides well planned accommodation which features a recently fitted kitchen and bathroom, two good sized bedrooms and a useful store room.

Located within the town centre directly in front of the Town Hall, the property is within striking distance of the shops and restaurants in Chesterfield, and just minutes from Queens Park and the train station.

- \*\*\* VIRTUAL TOUR AVAILABLE \*\*\* STAMP DUTY PAID \*\*\*
- Three Years Paid Parking Included on the Adjacent Car Park (limited time & terms apply)
- Fantastic Communal Entrance Hall with Curved Staircase
- Two Good Sized Bedrooms & Modern Shower Room
- Live in a Statement Property in the Town Centre
- Superb Two Bed First Floor Apartment
- Grade 2 Listed Former Court House Conversion
- Modern Kitchen with Integrated Appliances
- Entrance Hall with Plenty of Storage
- EPC Rating: D

## General

Electric Heating

Double glazed sealed units

Gross internal floor area - 59.7 sq.m./643 sq.ft.

Council Tax Band - TBC

Tenure - Leasehold

Secondary School Catchment Area - TBC

## Parking & Stamp Duty Incentive

Subject to availability. A three year parking permit will be provided upon an asking price offer being accepted.

Normal rate stamp duty will be paid by the seller for an asking price offer.

This does not apply to investor rates of stamp duty.

The owner reserves the right to withdraw this offer at any time.

## Entrance Hall

Accessed off a fantastic communal hallway with a wonderful curved staircase which leads into a small lobby area where the entrance door to number 10 is located.

The apartments hall has a built-in airing cupboard housing the hot water tank. and plenty of space for storage

## Shower Room

Having a modern shower cubicle with mixer shower, floating wash hand basin with storage beneath and a low flush WC.

Chrome vertical ladder radiator.

Vinyl flooring.

## Bedroom Two

13'5" x 8'2" (4.09m x 2.5m)

A good sized front facing double bedroom with almost full height slatted windows.

## Bedroom One

12'4" x 8'11" (3.76m x 2.72m)

A front facing double bedroom again with superb slatted windows almost spanning from floor to ceiling.

## Open Plan Living/Kitchen

### Kitchen

13'0" x 9'3" (3.96m x 2.82m)

Having a fitted range of matt finish wall and base units with a complimentary work surfaces and upstands and having a single bowl sink with mixer tap.

Integrated fridge freezer, oven, four ring hob with extractor above.

Space and plumbing for an automatic washing machine.

Vinyl flooring.

## Living Room

19'0" x 9'4" (5.79m x 2.84m)

A good sized space with statement slatted windows and plenty of space for dining and entertaining.

## Outside

There are communal gardens surrounding the property and access to a communal bin store.

Three years paid parking will be provided on the adjacent pay and display car park for an asking price offer.

## Lease Details

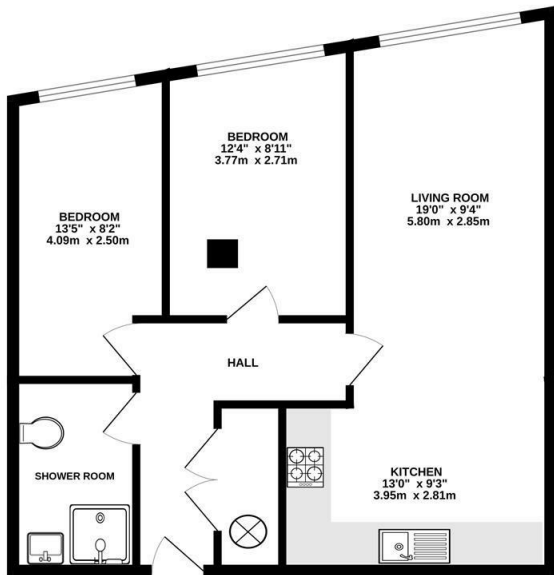
The property is leasehold tenure with an unexpired term in excess of 900 years.

The is no annual ground rent and the annual service charge is £1489 per year which includes buildings insurance and maintenance of all communal areas.



# GROUND FLOOR

643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq ft. (59.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan presented 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 guidance purposes only and should be read in conjunction with any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 12/2014



## 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, electric fire, 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.

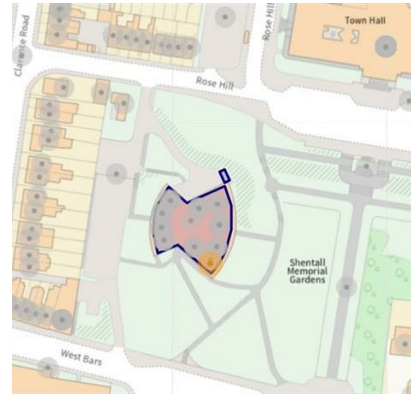
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Brookfield 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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 60      | 60                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| 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) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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