



Apartments 1 - 6 The Old Co-op Villas Road,  
Bolsover, S44 6QE

£375,000

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WILKINS VARDY

£375,000

GRADE 2 LISTED FORMER CO-OP BUILDING CONVERTED INTO 6 SELF CONTAINED FLATS  
CAPABLE OF GENERATING AN INCOME OF £33,000 AND AN ESTIMATED 8.9% GROSS YIELD

Built circa 1891, this remarkable property has been tastefully converted into six self-contained flats, each with its own unique appeal.

This block of flats presents an exceptional investment opportunity, with 5 of the units currently let and the potential to generate an annual income of £33,300. The allure of owning a piece of history while reaping the benefits of a lucrative investment is truly captivating.

Conveniently located close to Bolsover Town and the iconic Bolsover Castle, residents will enjoy the perfect blend of historic charm and modern amenities. Whether you are looking to expand your property portfolio or seeking a unique investment opportunity, this property on Villas Road is sure to captivate your imagination.

- Unique Grade 2 Listed Investment Property
  - Six Self Contained Units Currently Let Out
- Estimated Rental Income Potential of £33,300 Per Annum
  - 5 x One Bed Flats and 1 x 2 Bed Flat
- Well Appointed Properties
  - Popular Location, Close to Bolsover Town
- Entire Block For Sale as Freehold Investment
  - Estimated 8.9% Gross Yield Return

**General**  
Gas central heating (Combi Boilers)  
Wooden framed sealed unit single glazed windows and doors  
Gross internal floor area - 438.1 sq.m./4716 sq.ft.  
Tenure - Freehold  
Council Tax Band - A  
EPC ratings:- Apartment 1, 2, 3, 5 & 6 - Rating D. Apartment 4 - Rating E.  
Secondary School Catchment Area - The Bolsover School

**Rental Income**  
Details of passing rents will be provided upon request.  
The estimated rental income on the summary of this listing is based on the one bed apartments generating a monthly rental of £450 and the 2 bed £525.  
These estimated rental figures are provided as a guide and are higher than the current passing rents, although many of the current tenants have been in place for several years.

ON THE GROUND FLOOR

**Storm Porch**  
Having a front entrance door opening into an ...

**Entrance Hall**  
Doors from here give access to Apartments 1, 2, 5 and 6. A staircase rises to the First Floor Landing where doors gives access to Apartments 3 and 4.

APARTMENT 1 - 1 BED FLAT

**Open Plan Kitchen/Living/Dining Room**  
21'9 x 18'3 (6.63m x 5.56m)  
Fitted with a range of wall, drawer and base units with complementary work surfaces over, including an inset single drainer stainless steel sink with mixer tap. Integrated electric oven and 4-ring gas hob with extractor hood over. Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and an under counter fridge. Tiled and laminate flooring.

**Bathroom**  
Being part tiled and fitted with a 3-piece suite comprising a panelled bath with mixer shower, pedestal wash hand basin and a low flush WC. Tiled floor.

**Bedroom**  
16'9 x 12'9 (5.11m x 3.89m)  
A good sized double bedroom fitted with laminate flooring.

APARTMENT 2 - 1 BED FLAT

**Hallway**

**Open Plan Kitchen/Living/Dining Room**  
17'8 x 16'2 (5.38m x 4.93m)  
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including an inset single drainer stainless steel sink with mixer tap. Integrated electric oven and 4-ring gas hob with extractor hood over. Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer. Tiled and laminate flooring.

**Bedroom**  
15'11 x 11'0 (4.85m x 3.35m)  
A good sized double bedroom fitted with laminate flooring and having a built-in airing cupboard housing the gas boiler.

**Bathroom**  
Being part tiled and fitted with a 3-piece suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. Tiled floor.

APARTMENT 6 - 2 BED DUPLEX FLAT

**Open Plan Kitchen/Living Room**  
23'0 x 14'3 (7.01m x 4.34m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including an inset single drainer stainless steel sink with mixer tap. Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over. Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer. Tiled flooring to the kitchen area.  
An open balustrade staircase rises to the First Floor bedroom.

**Ground Floor Bedroom**  
17'8 x 16'11 (5.38m x 5.16m)  
A good sized double bedroom fitted with laminate flooring. French doors overlook and open onto a rear courtyard.

**En Suite Shower Room**  
Being part tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. Tiled floor.

**First Floor Bedroom**  
23'0 x 14'1 (7.01m x 4.29m)  
A good sized double bedroom having varnished wood flooring, two Velux windows and a gable end window.

**En Suite Shower Room**  
Being part tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. Varnished wood flooring.

**APARTMENT 5 - 1 BED DUPLEX FLAT**

**Living/Dining Room**  
20'10 x 14'10 (6.35m x 4.52m)  
A spacious dual aspect reception room having a built-in under stair store and an open balustrade staircase rising to the First Floor bedroom. An opening leads through into the ...

**Kitchen**  
13'2 x 10'5 (4.01m x 3.18m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including an inset single drainer stainless steel sink unit with mixer tap. Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over. Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer. Tiled and laminate flooring, and downlighting.

**Shower Room**  
Being part tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. Built-in storage cupboard and chrome heated towel rail.  
Tiled floor and downlighting.

**First Floor Bedroom**  
21'4 x 14'6 (6.50m x 4.42m)  
A good sized double bedroom having downlighting and four wooden framed double glazed Velux windows.

ON THE FIRST FLOOR

**Landing**  
With doors giving access to Apartments 3 and 4.

APARTMENT 3 - 1 BED FLAT

**Entrance Hall**

**Open Plan Kitchen/Living Room**  
21'8 x 17'10 (6.60m x 5.44m)  
A dual aspect room, fitted with a range of wall, drawer and base units with work surfaces over, including an inset single drainer stainless steel sink with mixer tap. Integrated appliances to include an electric oven and 4-ring hob with extractor hood over. Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer. Tiled floor to the kitchen area and laminate flooring to the living area.

**Bedroom**  
11'10 x 11'7 (3.61m x 3.53m)  
A double bedroom having a wooden framed double glazed Velux window.

**Bathroom**  
Being part tiled and fitted with a 3-piece suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. Tiled floor and wooden framed double glazed Velux window.

APARTMENT 4 - 1 BED FLAT

**Entrance Hall**  
Fitted with laminate flooring.

**Open Plan Kitchen/Living Room**  
21'9 x 17'11 (6.63m x 5.46m)  
A dual aspect room, fitted with a range of wall, drawer and base units with work surfaces over, including an inset single drainer stainless steel sink with mixer tap. Integrated appliances to include an electric oven and 4-ring hob with stainless steel splashback and extractor hood over. Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer. Vinyl flooring to the kitchen area, and laminate flooring to the living area.

**Bedroom One**  
11'11 x 11'7 (3.63m x 3.53m)  
A rear facing double bedroom fitted with laminate flooring and having a wooden framed double glazed Velux window.

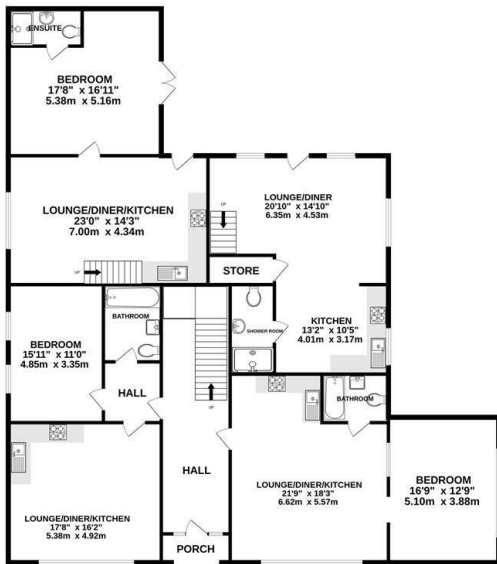




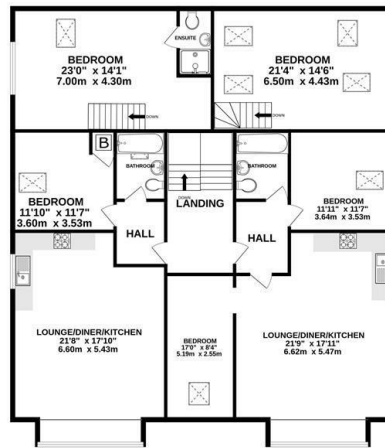




GROUND FLOOR  
2569 sq.ft. (238.7 sq.m.) approx.



1ST FLOOR  
2147 sq.ft. (199.5 sq.m.) approx.



TOTAL FLOOR AREA : 4716 sq.ft. (438.1 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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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		
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

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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.

We are informed by the vendor that, at the time of our inspection, the central heating systems, kitchen appliances, shower units, plumbing installations, and electrical systems 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.

The vendors are 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 Bolsover 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.



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