Apartment 3 Knightsbridge Court, West Bars, Chesterfield, S40 1AD

OFFERS INVITED

£150,000

WILKINS VARDY

OFFERS INVITED

£150,000

** ALL SENSIBLE OFFERS WILL BE CONSIDERED **

SUPERB TWO BED GROUND FLOOR APARTMENT - TOWN CENTRE LOCATION - NO UPWARD CHAIN

Located in the converted former court house buildings which sits prominently on Rose Hill within this architect designed Grade 2 listed building, this superbly appointed two bedroom ground floor apartment provides 689 sq.ft. of well planned accommodation which features an open plan kitchen/living room, two double bedrooms and a 'Jack & Jill' shower room.

The apartment benefits from its proximity to local amenities, including shops, restaurants, and parks, ensuring that everything you need is just a stone's throw away. The area is well connected, making it easy to explore the wider region or commute to nearby cities.

In summary, this two bedroom apartment in Knightsbridge Court is an excellent opportunity for those looking to enjoy a comfortable lifestyle in a sought after location.

- Superb Two Bed Ground Floor Apartment
- Grade 2 Listed Former Court House Conversion
- Town Centre Location
- Open Plan Kitchen/Living Room
- Two Double Bedrooms
- Modern Shower Room
- Communal Gardens
- NO CHAIN
- EPC Rating: D

General
Electric heating
Double glazed sealed units
Gross internal floor area - 64.0 sq.m./689 sq.ft.
Council Tax Band - B
Tenure - Leasehold
Secondary School Catchment Area - Brookfield Community School

Note: The dining room table, rectangular coffee table, washing machine and shelf units in the bedroom are available to purchase, subject to separate negotiation.

On the Ground Floor

Communal Entrance Hall
Giving access to the front entrance door of the apartment.

Entrance Hall
Fitted with laminate flooring and having a built-in store cupboard.

'Jack' & 'Jill' Shower Room
Accessible from the entrance hall and bedroom 2, having part waterproof boarding to the walls and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin with storage below, and a concealed cistern WC.
Built-in storage cupboard housing the hot water cylinder.
Chrome heated towel rail.
Vinyl flooring and downlighting.

Bedroom Two
13'8 x 9'3 (4.17m x 2.82m)
A good sized double bedroom with downlighting. A door from this room gives access into the shower room.

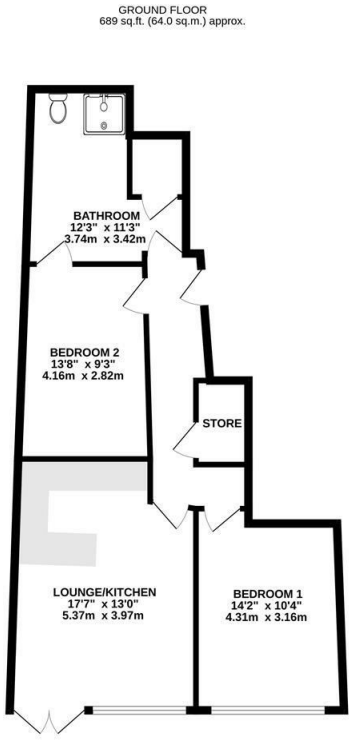
Bedroom One
14'2 x 10'4 (4.32m x 3.15m)
A good sized double bedroom having downlighting, and currently used as a sitting room.

Open Plan Kitchen/Living Room
17'7 x 13'0 (5.36m x 3.96m)
Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer sink with mixer tap.
Integrated appliances to include a 70/30 fridge/freezer, electric oven and hob with stainless steel extractor over.
Space and plumbing is provided for a washing machine.
French doors open onto a gravelled area.
Laminate flooring and downlighting.

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

Lease Information
Lease Term - 999 Years from 01/04/2022 to 01/04/3021

There is no annual ground rent, but there is an annual service charge is £1856 per year (payable in two instalments in March and September, which includes buildings insurance and maintenance of all communal areas.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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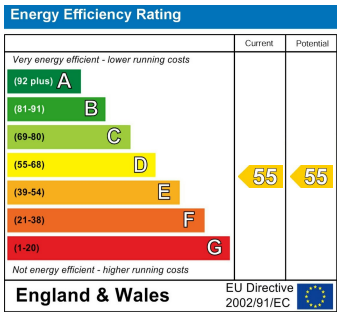

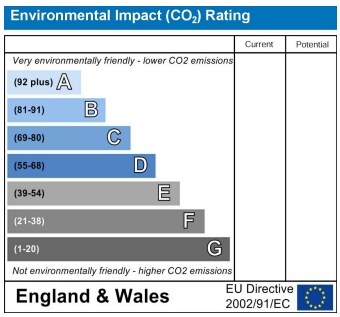

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VIEWINGS

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.

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

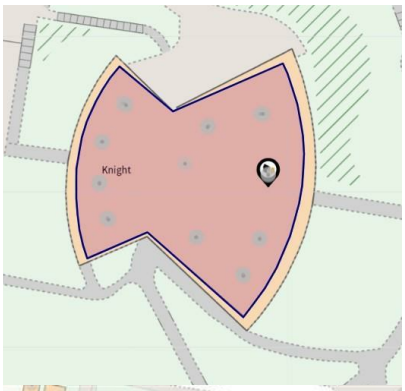
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

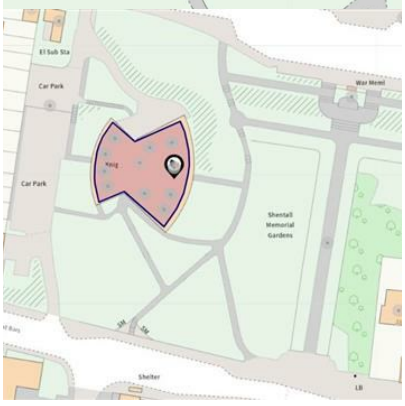
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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 Consultants.





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