



12 Westleigh Court, Newbold Back Lane,  
Brockwell S40 4NY

£140,000



WILKINS VARDY

# £140,000

SECOND FLOOR APARTMENT - RE-FITTED KITCHEN & BATHROOM - SINGLE GARAGE - EXTENDED 999 YEAR LEASE DUE TO COMPLETE SHORTLY

This delightful apartment situated just off Newbold Back Lane offers a perfect blend of comfort and convenience. With two well proportioned double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The property also benefits from a spacious living room which has an open outlook, and a modern re-fitted shower room and kitchen, the kitchen having integrated cooking appliances.

One of the standout features of this property is the single garage, a valuable asset in this area, providing you with the convenience of off street parking.

The property is situated on the edge of the Town Centre, with a range of nearby shops and amenities within close proximity.

This apartment presents a wonderful opportunity for anyone looking to settle in a desirable location in Chesterfield. With its appealing features and prime location, it is certainly worth considering for your next home.

- WELL APPOINTED SECOND FLOOR APARTMENT
- RE-FITTED KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- RE-FITTED SHOWER ROOM/WC
- EDGE OF TOWN CENTRE LOCATION
- GAS CENTRAL HEATING (VAILLANT BOILER - SERVICED ANNUALLY)
- GENEROUS LIVING ROOM
- TWO GOOD SIZED DOUBLE BEDROOMS
- SINGLE GARAGE & USE OF COMMUNAL GARDENS
- REPLACEMENT CONSUMER UNIT INSTALLED AND REWIRE OF ALL CIRCUITS - COMPLETED 03/09/2023
- EPC RATING: D

## General

Gas central heating (Vaillant Boiler - Serviced Annually)  
Replacement consumer unit installed and rewire of all circuits - Completed 03/09/2023  
uPVC sealed unit double glazed windows  
Gross internal floor area - 59.2 sq.m./637 sq.ft.  
Council Tax Band - A  
Tenure - Leasehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A communal entrance door opens into a communal hallway where steps take you up to the Second Floor.

A front entrance door opens into a ...

## Entrance Hall

With a door opening to a ...

## Inner Hall

With loft access hatch and having a built-in store cupboard.

## Bedroom One

12'11 x 9'7 (3.94m x 2.92m)

A good sized rear facing double bedroom.

## Bedroom Two

9'3 x 9'0 (2.82m x 2.74m)

A front facing double bedroom.

## Living Room

15'4 x 12'11 (4.67m x 3.94m)

A spacious living room with two windows overlooking the rear of the property.

## Re-Fitted Kitchen/Diner

12'8 x 10'6 (3.86m x 3.20m)

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

Inset single drainer sink with mixer tap.

Integrated appliances to include an electric double oven and hob.

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

Laminate flooring and downlighting.

## Re-Fitted Shower Room

9'3 x 5'6 (2.82m x 1.68m)

Being part tiled and fitted with a modern 3-piece suite comprising of a walk-in shower cubicle with mixer shower, counter top wash hand basin with storage below, and a concealed cistern WC.

Chrome flat panel heated towel rail.

Tiled floor and downlighting.

## Outside

The property comes with a single garage. There are also communal gardens.

## Additional Information

The property is Leasehold - Term 99 Years

Lease Start Date: 24/09/1986

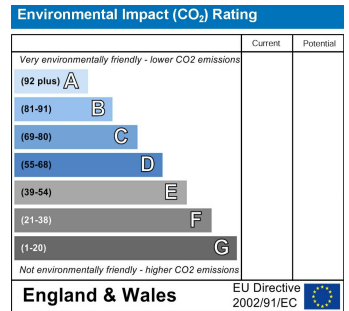
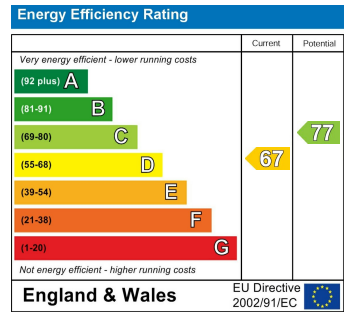
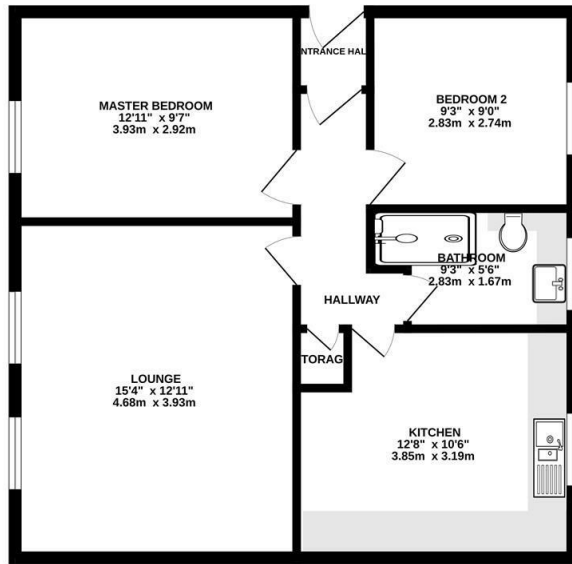
Lease End Date: 01/10/2084

Service Charge Payable of £105 per month.

PLEASE NOTE: An extension to the lease has been approved but not completed yet. The new lease term will be 99 years from the date of completion, and the rent will be a peppercorn.



GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq ft. (59.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan content, 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 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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**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.

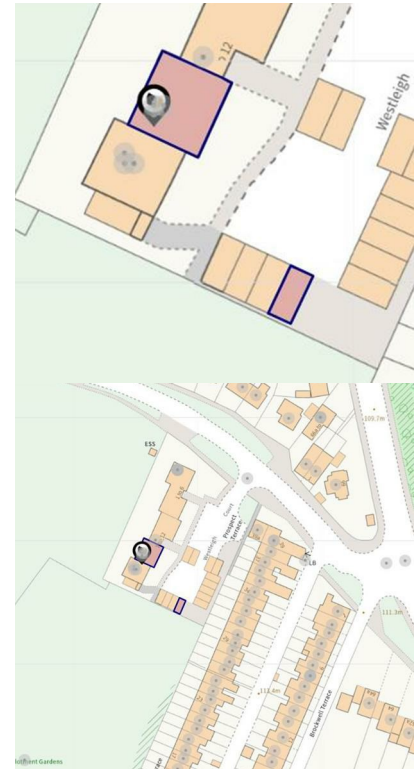
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the 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 Consultants.



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