



2 Rednall Close,
Holme Hall S40 4YD

50% SHARED OWNERSHIP

£59,950

W
WILKINS VARDY

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50% SHARED OWNERSHIP BUNGALOW IN CONVENIENT LOCATION - OVER 55's ONLY

This well appointed two bedrooomed end terraced bungalow offers well planned accommodation, requiring general cosmetic upgrade but offering the buyer an opportunity to place their own stamp on the property and turn into their dream retirement home. The shared ownership provision means that you can own your very own bungalow without it costing the earth.

Conveniently placed for the shops and amenities on Wardgate Way and with Holmebrook Valley Park just a short distance away, this property also enjoys good nearby transport links into the town centre.

- 50% SHARED OWNERSHIP
- BUNGALOW - NO UPWARD CHAIN
- Kitchen
- Bathroom/WC
- Over 55's Restriction Applies
- Close to Shops and Amenities
- Dual Aspect Living Room
- Two Good Sized Bedrooms
- Off Street Parking and Enclosed Side Garden
- Scope for Improvement
- EPC Rating: C

General

Gas central heating (Alpha Intec Combi Boiler - installed 2016 and has been serviced annually)

Mahogany effect upVC sealed unit double glazed windows and doors

Gross internal floor area - 47.8 sq.m./514 sq.ft.

Council Tax Band - A

Tenure - Leasehold - the lease is being extended to 153 years at the sellers cost.

Pets are allowed.

Shared Ownership

Shared ownership works on the principle that you buy a percentage share of the property, with the remaining percentage staying in the ownership of the Housing Association. You will pay a rent/service charge on the outstanding part which will also cover things such as external maintenance and insurance., but you will retain the flexibility of owning your own home for a fraction of the full market value. When you want to sell, you will then sell your share, with the new buyer keeping the same arrangement. Buyers have the option to increase their ownership up to 100% should they wish to do so now or in the future.

Certain criteria must be met by the buyer, such as you cannot buy this property as a second home. The property is also subject to an Over 55 age restriction. Any prospective purchaser will have to meet Shared Ownership eligibility criteria and will be required to complete an application form and provide proof of age for the approval of the Guinness Partnership.

This property is Leasehold and the rent is £157.68 per calendar month and the service charge is £79.26 per calendar month payable to The Guinness Housing Partnership, which covers window cleaning, exterior building maintenance (ie. including windows, doors, roof, guttering, brickwork etc.), buildings insurance and grounds maintenance.

A upVC double glazed front entrance door opens into an ...

Entrance Hall

Having two built-in storage cupboards.

Living Room

12'10 x 12'0 (3.91m x 3.66m)

A good sized dual aspect room having a box bay window, and having a feature fireplace with wood surround, marble effect inset and hearth, and an inset electric fire.

An opening leads through into the ...

Kitchen

9'11 x 7'4 (3.02m x 2.24m)

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

Inset single drainer stainless steel sink with mixer tap. Included in the sale are the washing machine and cooker. Space is provided for a fridge/freezer.

The gas boiler is also sited in this room.

Vinyl flooring.

A upVC double glazed door gives access onto the side of the property.

Bathroom

Being fully tiled and fitted with a 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC. Vinyl flooring.

Bedroom One

9'9 x 9'8 (2.97m x 2.95m)

A side facing double bedroom having a range of fitted wardrobes with sliding mirror doors along one wall.

Bedroom Two

9'9 x 7'5 (2.97m x 2.26m)

A good sized front facing single/small double bedroom.

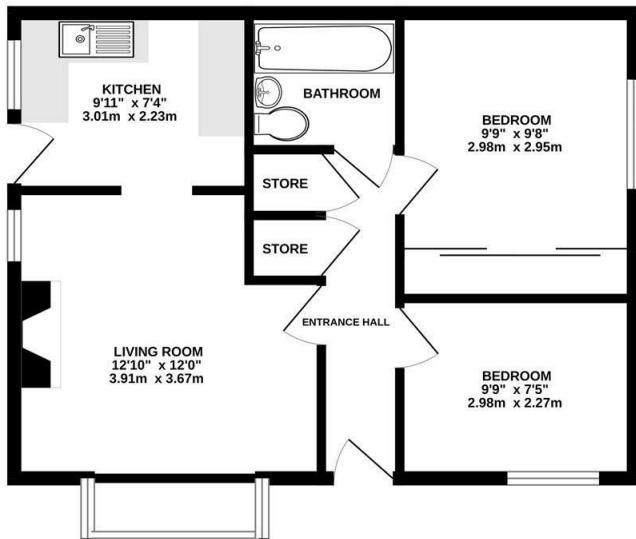
Outside

To the front of the property there is a lawned garden with shrub bed, together with a tarmac driveway providing off street parking. There is also a bin store.

The enclosed side garden is laid to lawn and has some mature shrubs and trees. There is also a paved path leading to a gate which gives access onto Wardgate Way.



GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	87
(81-91) B	69
(69-80) C	69
(55-68) D	
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 514 sq ft. (47.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of rooms and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not a survey and has not been tested and no guarantee can be given as to their operability or efficiency can be given. Slight variations in size from the original values

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RICS



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, 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.

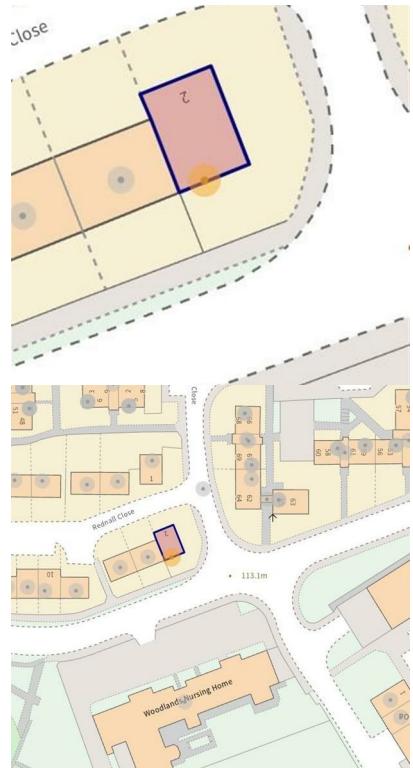
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Outwood Academy Newbold 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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