

wards
estate agents

7 Old Sycamore Place,

Stonegravels, Chesterfield, S41 7FD

Offers in the region of £125,000

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Offered to the market with NO CHAIN!

Early viewings is highly recommended of this immaculately presented TWO DOUBLE BEDROOM/TWO BATHROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING SPACE! Ideally located just outside the town centre within close proximity of local amenities, bus and major road commuting routes, Chesterfield College and the TRAIN STATION!

Ideal for First Time Buyer or Investor alike!

Internally the extremely well maintained and neutrally presented accommodation benefits from uPVC double glazing with internally fitted window shutters, gas central heating with a Combi boiler and comprises of:- entrance hallway, open plan integrated kitchen/breakfasting/living space, main double bedroom with attractive en suite shower room, superb family bathroom with 3 piece suite and a versatile second double bedroom which could also be used as a snug/sitting room/office or home working space.

Outside there is an allocated parking space.

Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler
uPVC Double Glazed Windows with fitted internal shutters
Gross Internal Floor Area- 60.4 Sq.m/ 650.0 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area - Whittington Green School

























Leasehold Information

Lease - 200 years commencing 1st January 2019
Further details relating to the Rent and Service Charges to be confirmed.
External Postage Boxes

Entrance Hall

13'5" x 6'7" (4.09m x 2.01m)

The exterior door to the property opens into the spacious entrance hallway which is fitted with the intercom system and gives access to the living accommodation of the apartment

Open Plan Kitchen/Living Space

15'5" x 14'8" (4.70m x 4.47m)

The kitchen area of this open plan living space offers a range of base and wall units with complementary work surfaces and inset stainless steel sink unit with mixer taps and 'brick 'style tiled splash backs. Integrated electric oven and hob with chimney extractor fan above. Space and plumbing for washing machine. Rear aspect window. Vinyl flooring

Living space with space for a breakfast table and lounge seating area with uPVC French doors which open onto the rear. Carpet flooring.

Main Double Bedroom

11'7" x 10'8" (3.53m x 3.25m)

A spacious principal double bedroom with front aspect window. Access to the en- suite shower room.

En Suite Shower Room

6'3" x 5'11" (1.91m x 1.80m)

A great addition to this beautifully presented apartment and found of the main bedroom is this ensuite shower room which offers a low level WC, pedestal wash hand basin and a walk in shower enclosure with mains shower. The walls are complemented with part tiling and there is a chrome wall mounted heated towel rail.

Rear Double Bedroom Two

12'4" x 10'7" (3.76m x 3.23m)

A second spacious double bedroom with rear access window. A versatile room which could also be used as a Snug/sitting room, office or home working space.





Family Bathroom

8'11" x 8'4" (2.72m x 2.54m)

Having partly tiled walls and comprising of a 3 piece suite which includes a bath with mains shower above, low level WC and pedestal wash hand basin. Chrome heated towel rail. The Worcester Bosch Combi boiler is located in the bathroom. Front aspect obscure glazed window.

Outside

The property benefits from an allocated parking space.

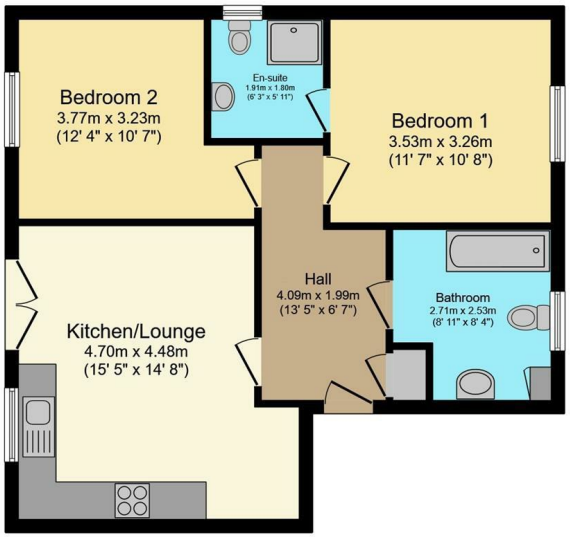


School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan

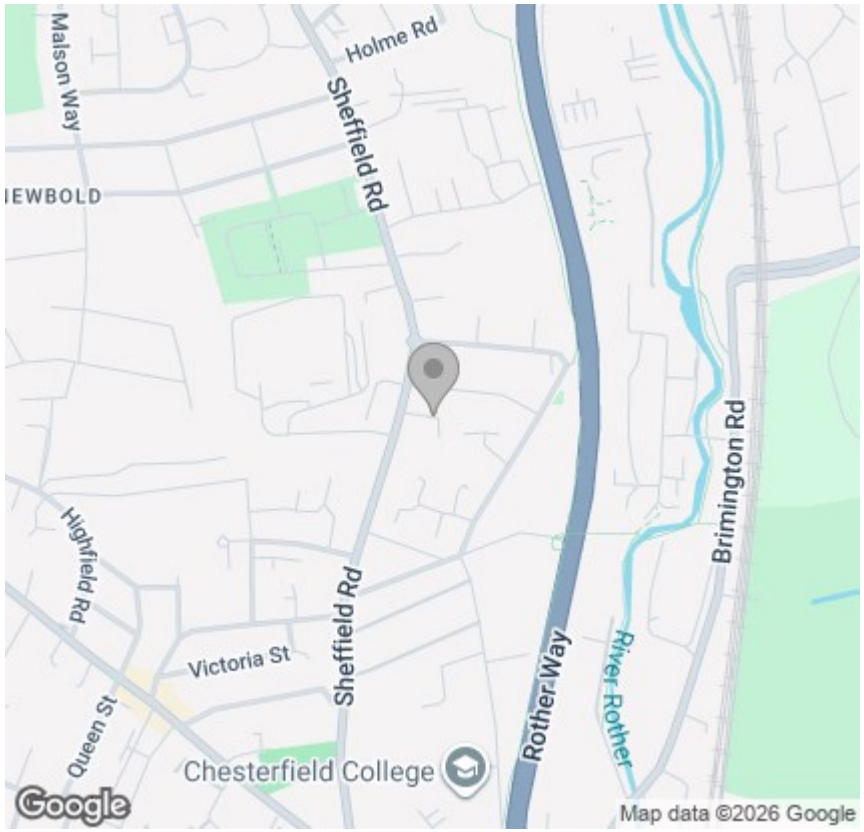


Floor Plan

Total floor area: 60.4 sq.m. (650 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

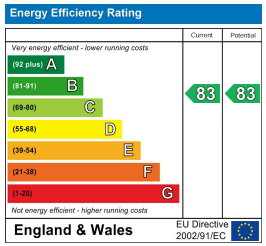
Area Map

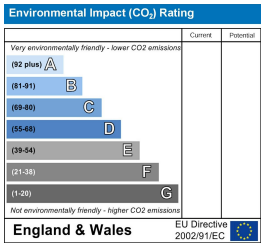


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

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