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estate agents

**27 Lindisfarne Court**

Walton, Chesterfield, S40 3SE

**Guide price £130,000**

## 27 Lindisfarne Court

Walton, Chesterfield, S40 3SE

Guide Price £130,000 - £140,000

Offered with No Chain and Immediate Possession!

Early viewing is recommended of this TWO BEDROOM DUPLEX APARTMENT- Situated in this ever popular sought after location within BROOKFIELD SCHOOL CATCHMENT and set on the fringe of the National Peak Park with Somersall Park and Walton Dam also nearby. Close to local amenities, restaurants, pubs & Bistro Cafes, bus routes, schools, doctors & within easy access of the town centre and major commuter links/train station.

Ideally suited to First Time Buyers, downsizers or Investors alike!

Potential Yield of approx 7% pa based upon a purchase price of £135,000 and an approx. monthly rent of £750 per month

Well presented and maintained accommodation having the benefit of High Heat Retention Electric Storage Heating(newly fitted in 2025 and being App controlled) and uPVC double glazing. Comprises Entrance Hall and stairs to first floor, Reception Room with contemporary fireplace, kitchen and cloakroom/WC. Second floor main double bedroom, second double and bathroom with 4 piece suite.

LEASEHOLD-300 year lease commenced 29/9/1988- EXPIRES 29/9/2288

The ground rent is £50 pa paid £25 in March and £25 in September.

Current maintenance charges are £98.81 payable monthly

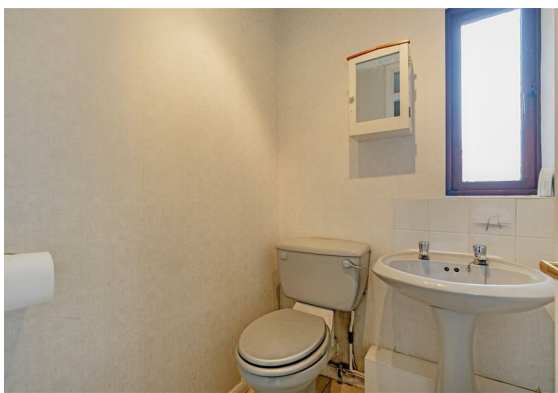
Communal gardens and allocated parking space.

### LEASEHOLD INFORMATION

LEASEHOLD-300 year lease commenced 29/9/1988- EXPIRES 29/9/2288

The ground rent is £50 pa paid £25 in March and £25 in September.

Current maintenance charges are £98.81 payable monthly





### Additional Information

High Heat Retention Electric Storage Heating (newly fitted in 2025 and being App controlled)  
Wooden sealed unit double glazing  
Newly fitted carpets  
Gross Internal Floor Area- 82.1Sq.m/ 884.0Sq.Ft.  
Council Tax Band -B  
Secondary School Catchment Area -Brookfield Community School

### Entrance Hall

4'9" x 3'8" (1.45m x 1.12m)

Newly fitted Composite entrance door. Staircase leads to the first floor accommodation.

### First Floor Landing

8'2" x 7'5" (2.49m x 2.26m)

Access to the first floor living space.



### Reception Room

21'1" x 13'7" (6.43m x 4.14m)

A light and airy spacious reception room with two front aspect windows. Feature contemporary fireplace with electric fire. Newly fitted storage radiator. Useful storage cupboard.

### Fitted Kitchen

10'9" x 5'10" (3.28m x 1.78m)

Comprising of a range of base units and wall cupboard. Complimentary work surfaces with inset sink and tiled splash backs. Space for cooker with chimney extractor above. Space and plumbing for washing machine and for fridge/freezer.



### Cloakroom/WC

4'9" x 4'3" (1.45m x 1.30m)

Comprises a 2 piece suite which includes a low level WC and pedestal wash hand basin with tiled splash back.

### Second Floor Landing

7'8" x 3'1" (2.34m x 0.94m)

Access to the second floor accommodation.

### Double Bedroom One

15'0" x 13'7" (4.57m x 4.14m)

Main double bedroom with Velux window

### Bedroom Two

16'10" x 5'9" (5.13m x 1.75m)

A versatile second bedroom which could also be used for office/study or home working space.

### Half Tiled Family Bathroom

10'5" x 7'6" (3.18m x 2.29m)

Comprising of a 4 piece suite which includes a bath, shower cubicle with electric shower, pedestal wash hand basin and low level WC. Cupboard with cylinder water tank. Velux window.

### Outside





Well tended communal gardens and allocated car standing space.



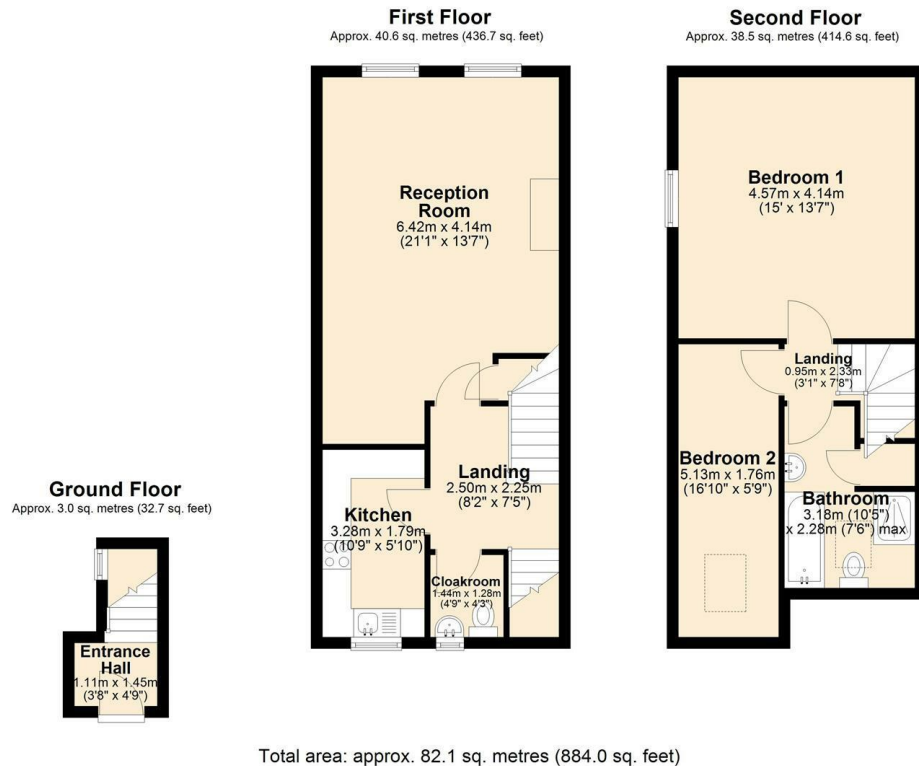
### School catchment areas

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.

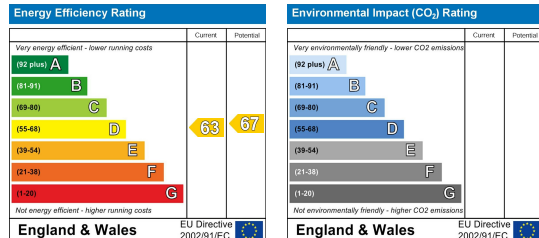
## Floor Plan



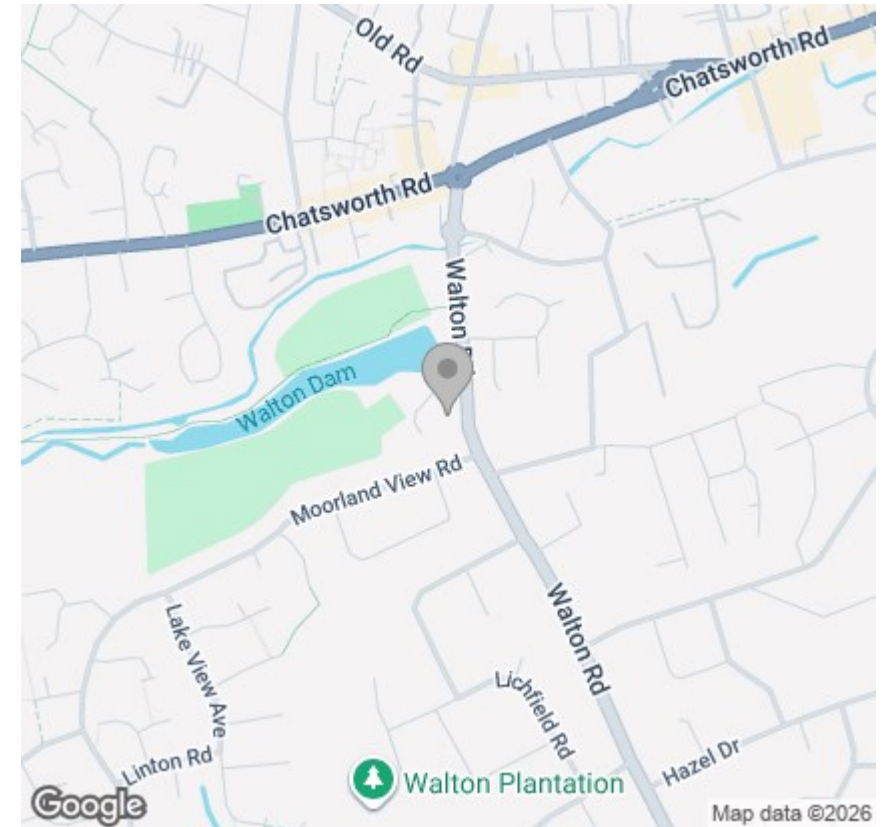
## Viewing

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



## Area Map



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.