22 Chestnut Green
Church Gresley, Derbyshire DE11 9PX
£120,000

lizmilsom properties

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RARE OPPORTUNITY IDEAL FOR RETIREMENT LIVING, A LEASEHOLD, MEWS STYLE, 2 BEDROOMED BUNGALOW, situated in a small select development, FOR THE OVER 60's, compact, well presented READY TO MOVE INTO accommodation, Gas central heating & double glazed, delightful communal gardens. NO UPWARD CHAIN HURRY TO VIEW - CALL LIZ MILSOM PROPERTIES - OPEN 7 DAYS A WEEK ON 01283 219336

- Hurry to view - High demand
- Double glazed & gas central heating
- Fitted kitchen with Pantry
- 2 bedrooms, one with fitted wardrobes
- Communal gardens
- A compact splendid retirement home
- Spacious rear Lounge
- Specially for the over 60's
- Refurbished Shower Room
- Off road parking - No upward chain

Location
This retirement development is pleasantly situated off New Street Church Gresley, on a landscaped site with communal gardens including a rose arbour lawns areas and parking facilities. Within easy walking distance of the development is the Maurice Lea Memorial Park and a small parade of shops. More comprehensive shopping is available in Swadlincote town centre which is approximately 1 mile away.

Leasehold Important information on Service charge
The bungalow is LEASEHOLD the service charge for the property is a monthly total of £90.00 per month (annual charge £1080.00) and this includes maintenance, window cleaning, building insurance, general repairs and boiler service. All service charges are reviewed annually on the 1 April. We are currently awaiting the full details of the Lease, please ask for further details.•

Tenure Type: Leasehold
• Lease Term: 125 Years granted 24/01/1995
• Qualifying Age: Male over 60 and Female over 60
• Service Charge : £90.00 pcm From 1st April 2019

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by L&H Homes.

The well maintained accommodation measurements:

Entrance Hall
Having front entrance door with fitting carpet, wall mounted radiator, door to Lounge, Bedroom Two, Bedroom One and Shower Room. Access to loft hatch and built-in storage/cloaks cupboard.

Rear facing spacious Lounge
14'0 x 12'6 (4.27m x 3.81m)
A focal point of which is the Adams style fire surround with raised hearth and electric fire, TV aerial point, double glazed patio doors overlooking the rear patio and communal gardens fitted carpet, wall mounted radiator, door to Kitchen and multi-paned door to Hall.

Rear fitted Kitchen
10'2 x 7'4 (3.10m x 2.24m)
Having a range of wall and floor mounted units with rolled edge work surface areas and inset one and a half bowl stainless steel sink unit with mixer tap over. Complimentary tiling to walls, wall mounted Worcester Bosch Combination boiler, which we understand serves both the central heating and domestic hot water systems., plumbing for an automatic washing machine, which may be included in the sale as could the free standing electric cooker. A double glazed window overlooks the rear elevation, so handy, a walk-in pantry with shelving and door from kitchen to Lounge.

Well equipped Shower Room
7'5 x 6'7 (2.26m x 2.01m)
Having a double shower cubicle with assist handles and fully tiled walls, white inset sink and built-in vanity cupboard alongside which is the white WC. Attractive tiling to walls and vinyl floor covering, chrome heater towel rail and centre light point. Built in airing cupboard with shelving and fitted radiator.

Front facing main bedroom
13'0 incl bay x 9'0 (3.96m incl bay x 2.74m)
Having built-in wardrobes, radiator, fitted carpet, TV aerial point and walk-in bay window.

Front facing Bedroom two
7'0 x 6'10 (2.13m x 2.08m)
With wall mounted radiator, single glazed window to front elevation, ceiling light point and fitted carpet.

Outside - Front
The property occupies a pleasant position within the heart of this small retirement development, Having pathway leading to the front entrance door, with a low maintenance established with a variety of shrubs and plants within the flower borders.

Front off road parking
The property is situated within a small cul-de-sac of similar properties, with off road parking available to the front of the property for one vehicle.

Rear communal open gardens
Rear slabbed patio area which then leads on to the rear communal garden is again mainly laid to lawn with shaped flower borders and shrubs giving a variety of colour. All the garden maintenance is done by the Housing Association and is included in the Service charge, please ask for further details.

Tenure
Leasehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase. We are currently awaiting the full details of the Lease, as this property is a new instruction.

Services
Water, mains and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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Available
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9.00 am – 4.00 pm Saturday
11.00 am – 2.00 pm Sunday.

Call 01283 219336

email: sales@lizmilsomproperties.co.uk for your FREE valuation.

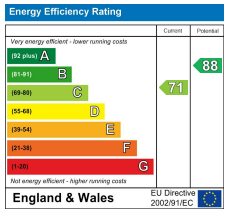
Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

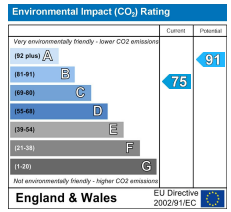
Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/06.03.2019/1 DRAFT

Directions

The property is best approached by traveling along Civic Way, upon reaching the Sainsburys roundabout, turn left past the Greenbank Leisure Centre and turning immediate left into the West Street. Follow the road round and continue into Alexandra Road, after passing the zebra crossing turn immediate right into New Street. Turn left and proceed directly into the cul-de-sac, Chestnut Green, where the subject property is situated directly ahead, clearly denoted by our red distinctive 'For Sale'board.





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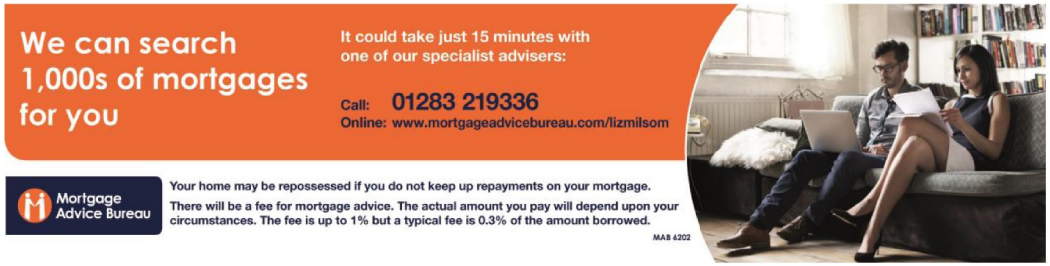
COUNCIL TAX

Band: B
The vendor informs us that the property is Leasehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.

THE TEAM
Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION
NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING
All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

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