



166 Shakespeare Crescent, Dronfield, Derbyshire, S18 1ND

Saxton Mee

166 Shakespeare Crescent

Offers Over

£137,500

**** UNEXPECTEDLY BACK ON THE MARKET ****

This nicely proportioned two double bed roomed ground floor flat has the advantage of a good sized garage along with additional parking.

Favourably located forming part of this purpose built block of similar properties being ideal for a couple, first time buyer, investor or early retired. The property offers gas central heating via a combi boiler, uPVC double glazing and appealing views to the rear across the valley. Communal entrance hall, private hallway with superb light oak veneered front security door, good sized living/dining room, fitted kitchen, two double bedrooms (one with fitted wardrobes), bathroom with white suite including an electric shower over the bath.

Communal mainly lawned garden, parking to the rear and good sized integral garage.
Annual ground rent £25.00 Annual Service £950.00 Paid in two instalments April and September

- Nicely proportioned
- Appealing views
- Good size garage with parking
- Gas central heating and double glazing
- Ideal for a couple/early retred/first time buyer
- Popular established area
- Sensibly priced
- EPC:
- Leasehold
- Council Tax Band:





166 SHAKESPEARE CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 59.3 SQ M / 638 SQ FT

GARAGE = 17.4 SQ M / 187 SQ FT

TOTAL = 76.7 SQ M / 825 SQ FT

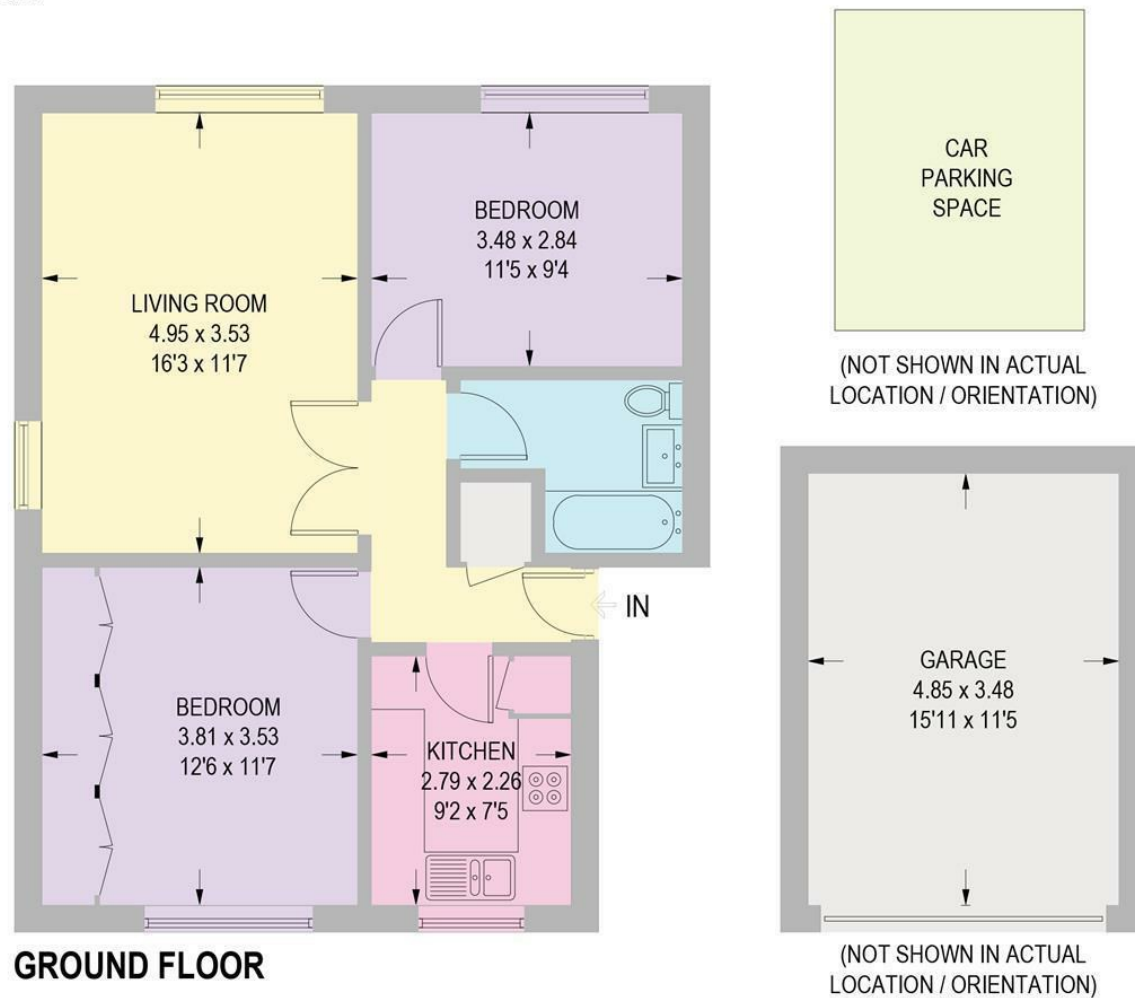


Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

