

Oakland Village Hall Farm Road
Swadlincote, DE11 8ND
£167,500

lizmilsom properties

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Looking to be part of a welcoming community? Oaklands Village could be the perfect choice. This ENVIABLE PRIME GROUND FLOOR retirement APARTMENT is ideally suited to individuals or couples aged 55 and over, offering comfortable living, in a friendly convenient setting & OFFERED WITH NO UPWARD CHAIN! Council Tax A - EPC rating C. PRICED COMPETITIVELY - Book your viewing today with our dedicated sales team on 01283 219336.

- Prime ground floor Apartment
- Located in the heart of Swadlincote
- NO UPWARD CHAIN - Leasehold property
- Well equipped fitted Kitchen, Wet room
- Handy for town & excellent road network
- South facing communal garden
- Comprehensive range of facilities
- Lounge with dining area and French doors
- 2 generous sized bedrooms
- HURRY TO VIEW - PRICED TO SELL!







Location
Oaklands Village is situated just off Hall Farm Road in the bustling South Derbyshire market town of Swadlincote, located in the Heart of the National Forest, offers a wide range of retail, leisure and health facilities, and has undergone significant re-development in recent years. Depending on mobility, the town centre is a short walk, as is the local Eureka Park. The town has good access to the motorway network, including the M42, M1 and A50, with Derby, Birmingham, Nottingham, Leicester The local towns of Burton on Trent and Ashby de la Zouch are also within 10 -15 minutes drive.

Description
This highly appealing two bedroomed ground floor apartment is situated in the highly regarded Oaklands Village with plenty of facilities - See list below. The accommodation includes a welcoming 'L' shaped Lounge providing a bright and versatile space for both relaxing and entertaining. Plenty of natural light fills the room, while there is also sufficient space to create a dining area, making it a lovely place to enjoy meals with family and friends. Well equipped fitted kitchen There are two bedrooms in total, comprising a generous double bedroom and a well-sized single room overlooking the communal garden area. The second bedroom could also be used as a home office, hobby room or occasional guest accommodation, depending on your requirements. Completing the accommodation is a modern well equipped Shower Room/Wet room with mobility benefits. For added convenience, parking is available close by. The apartment is also being sold with no onward chain, which may help provide a more straightforward and efficient purchase process.

Residents benefit from secure fob access, providing added peace of mind and security throughout Oakland Village. The service charge also includes maintenance support, with a dedicated team who are efficient, helpful and on hand to assist residents with any maintenance requirements, helping to ensure the village is well cared for and residents are well supported

The property is within Council Tax Band A, offering an economical option for those looking to downsize or enjoy a lower-maintenance lifestyle. Overall, Agents comment : This apartment provides a comfortable and welcoming home within a retirement setting, combining convenient amenities, practical living space and easy access to local facilities and for walking into the town centre.

Facilities - Oakland Village offers a variety of communal facilities including:

* Separate Communal lounge area
* Restaurant, bar & bistro
* IT suite
* Library
* Hairdressers
* craft room
* Large "Village Hall" - for events such as shows, dancing & bingo
* Plenty of car parking
* Lifts to all floors
* Multi faith room
* Laundry facility

The accommodation measurements :

Reception Hall
7'10" x 10'3" (2.39m x 3.12m)
Safety fire door provides access to the Hall with radiator, thermostat for central heating, one central heating radiator and built-in airing cupboard providing storage, boiler and consumer unit for electrics. Doors leading to the wet room, bedrooms and lounge/dining area leading to the kitchen.

L shaped Lounge/Diner
17'8" x 15'9" (5.38m x 4.80m)
A lovely bright room with plenty of natural light with French doors overlooking the communal landscaped gardens, a further window, radiator and fitted carpet. There is plenty of room for free standing furniture. Access leading to the well equipped kitchen

Well equipped fitted Kitchen
9'3" x 9'10" (2.82m x 3.00m)
having an excellent range of wall and floor mounted units, laminate work surface areas, free standing four ring electric hob ,oven and grill space for washing machine which may be included in the sale and fridge/freezer, stainless steel sink and drainer with chrome mixer tap, tiled splashback and vinyl flooring.

Principal Bedroom
10'9" x 12'6" (3.28m x 3.81m)
A generous sized double, having plenty of room for free standing wardrobes etc ,carpeted floor and window overlooking the landscaped gardens.

Bedroom Two
10'7" x 7'5" (3.23m x 2.26m)
A generous sized single with fitted carpet, radiator. Window to rear. The second bedroom could also be used as a home office, hobby room or occasional guest accommodation, depending on your requirements.

Shower Room/Wet room
6'8" x 5'10" (2.03m x 1.78m)
Having three piece suite including White WC and basin and shower, plenty of space for mobility with useful aids. Radiator, practical flooring, extractor fan and tiled walls.

Outside
The apartment benefits from an almost south facing patio area, this is a perfect place to sit with various seating areas around the well kept landscaped communal gardens with an array of all year round colour with shrubs and trees. See for yourself and book a viewing.

Important Information : This apartment is one of a few that has direct access for mobility scooters from the road, which is accessed via Church Street.

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. Please note that we have requested the necessary Lease information from Trident, once received we will update.

Services
Water, mains 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.

Important Notes regarding annual costs
Please note that there is an annual service charge of £5,665.92

Making An Offer
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

Property to sell?
At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

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Available:
9.00 am – 5.30 pm Monday - Thursday
9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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/27.09.2026/1 DRAFT





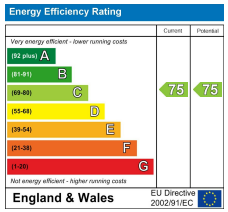


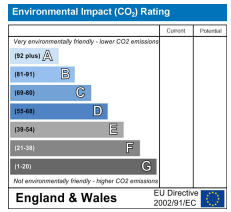




Directions

For SAT NAV purposes use DE11 8ND





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COUNCIL TAX

Band: A
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.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME
Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

