



£80,000

1 Bedroom Ground Floor Flat for sale
St. Stephen's Court Woodville, Swadlincote





Overview

Situated off the main road, this fantastic, ground floor flat has some fantastic features including a 964 year lease, parking, garden plot at both the front and back and its own private entrance. With no chain, it's not one to miss!



Key Features

- 964 year lease
- £100 annual ground rent
- Dedicated parking space (plus visitor parking)
- No service charge
- Private entrance
- Double bedroom
- Freshly decorated
- New carpets throughout



Outside the property, there is both a dedicated parking space for the flat itself as well as additional spaces for visitors. There is a well maintained front and back garden plot as well as a handy storage space at the front of the property and a shed at the back, ideal for storing outdoor equipment and tools.

The flat has been freshly decorated and has new carpet throughout, meaning it is ready to move into. There is a large living/dining area, which would comfortably fit a sofa, TV and dining table. This leads into the kitchen, which has a good amount of cupboards and space for an oven, tall fridge/freezer and washing machine. Opposite the kitchen is the bathroom which has a newly fitted shower over the bath, a toilet and a sink. The bedroom is a good sized double with space for a wardrobe and it also has a built-in cupboard, perfect for extra storage. There is also an airing cupboard in between the kitchen and the bathroom, which currently houses the water tank and offers yet more storage space.

This flat has some absolutely brilliant features including a 964 year lease, extremely low annual costs due to there being no service charge, a ground rent of only £100 per annum and buildings insurance of £190 per annum. With being Council Tax band A and not having gas, the bills for this flat are very low.



The location of the flat is another fantastic feature as it is situated off the main road in a small, quiet 'cul-de-sac' in Woodville, which has great commuter links to the A511, M42 and A444. It is also close to shops, schools and local amenities.

Agents Note:

Coastal erosion risk - N/A

EPC – TBC

Planning permissions - N/A

Council Tax - A

Accessibility/adaptations - N/A

Property construction – Standard construction - Brick

Coalfield or mining area – N/A

Electricity supply – Mains – Eon

Service Charge – N/A

Water supply – Mains – Severn Trent

Tree Preservation Order - N/A

Sewerage – Mains

Parking – Communal car par - dedicated parking space and additional visitor parking

Flood risk: No risk

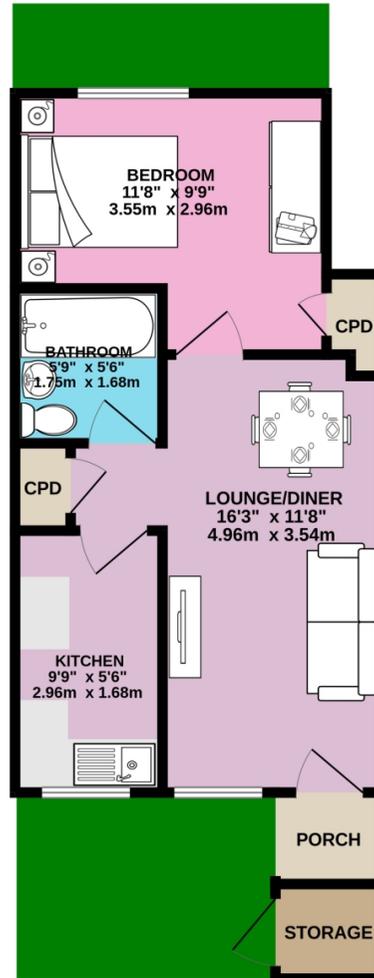
Building safety - N/A

Restrictions - N/A

Rights and easements – N/A

Floorplans

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



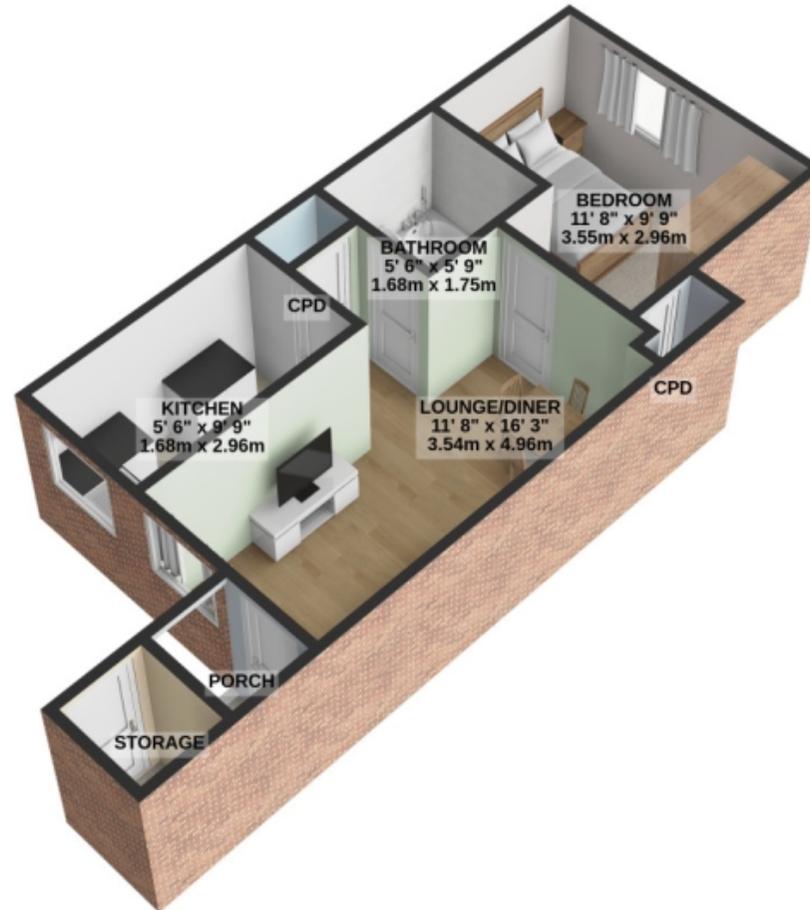
1-BED GROUND FLOOR FLAT

TOTAL FLOOR AREA: 369 sq.ft. (34.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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