

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

# SOLED

subject to contract

**1 Chatsworth Court, Chatsworth Road, Brampton,  
Chesterfield, S40 3AP**

- GROUND FLOOR APARTMENT
- SUPERB LOCAL AMENITIES
- DRIVEWAY PARKING
- TWO BEDROOMS
- ELECTRIC HEATING
- NO CHAIN

**Offers In The Region Of £125,000**



## HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

Situated along the very popular area of Brampton on Chatsworth Road, is this super two bedroom ground floor apartment.

The Peak District is just a short drive away and all the local amenities you would expect are within walking distance. Great bus connections to Chesterfield town Centre.

Although in need of some cosmetic refurbishment, the property offers a fantastic opportunity for easy ground floor living, and the opportunity to increase in value! The home comes with the added benefit of overlooking manicure gardens but without the maintenance!

This would make an ideal retirement property, or suitable for investment landlords as well.

Accommodation offers income access through a communal door that leads to the private entrance hall of the apartment.

Accommodation comprises large storage room, spacious lounge diner, fitted kitchen, bathroom and two double bedrooms.

Electric heating and double glazed windows.

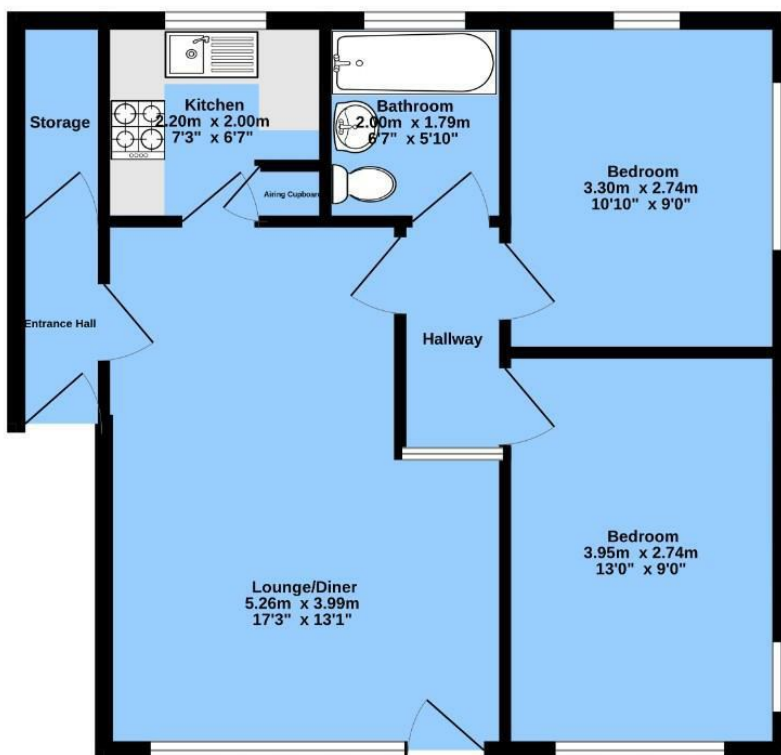
Private parking space is available, and all the gardens are maintained under the service charges. NO CHAIN - call Hunters to view

Leasehold  
999 years from 1967  
Ground rent currently £18 a year  
Service Charge £150 every quarter





GROUND FLOOR  
52.3 sq.m. (563 sq.ft.) approx.



TOTAL FLOOR AREA: 52.3 sq.m. (563 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 62025

## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email:  
Chesterfield@hunters.com <https://www.hunters.com>