



**Apartment 5 Denham Court, Denham Street, Clay
Cross, Chesterfield, S45 9GY**

Offers In The Region Of £78,000

HUNTERS®
HERE TO GET *you* THERE

- One double bedroom first floor (top floor) apartment
 - @ £600 rent pm - yield around 9% achievable
 - Bathroom in white
 - Very low maintenance
 - Ideal for local amenities and M1 access
- Excellent starter home - or landlord opportunity
- Separate entrance, open plan living kitchen with integrated appliances
 - Gas centrally heated and uPVC double glazed
- Communal grounds and one allocated parking space
 - INSPECTION RECOMMENDED - NO CHAIN

Take a look at this superb 1st floor (top floor) one double bedroom unfurnished apartment.

FANTASTIC STARTER HOME OR INVESTMENT OPPORTUNITY. Low service charge at £35 a month. With rent achievable around £600 a yield of of around 9% could be achievable.

Ideally situated for superb local amenities, shops, leisure facilities and M1 access.

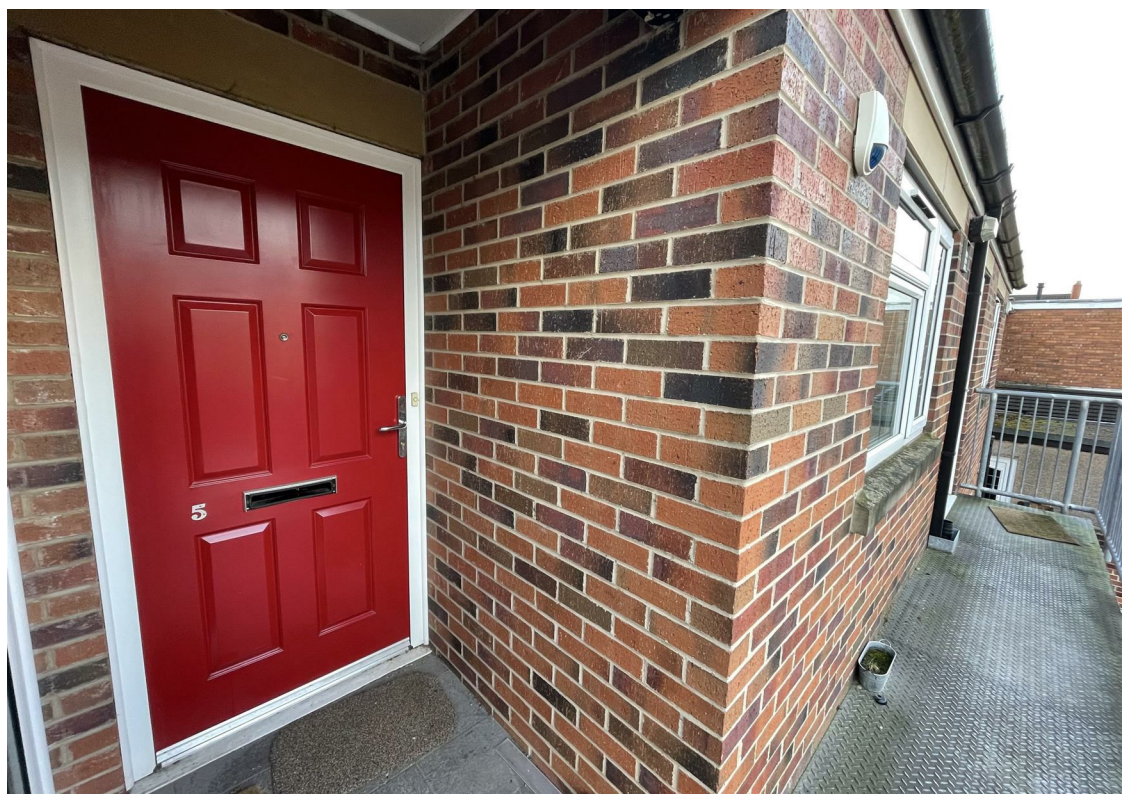
The accommodation comprises: - separate entrance to an open plan living kitchen which provides access to the bedroom and a modern bathroom.

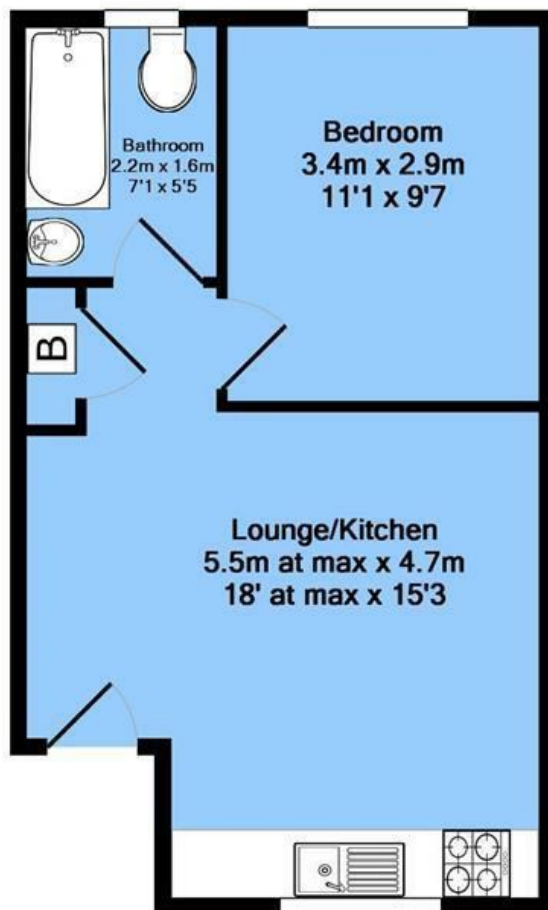
Gas centrally heated, uPVC double glazed and alarm system installed.

Communal grounds and allocated off street parking for one car.

AN INSPECTION IS HIGHLY RECOMMENDED - NO CHAIN

Leasehold - lease of 107 years remains
NEDCC - band A





TOTAL APPROX. FLOOR AREA 34.5 SQ.M. (371 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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