18 Heath Court, St. Augustines Crescent, Chesterfield, S40 2SE

- OFFERED WITH NO CHAIN
- FIRST FLOOR
- PARKING
- ONE BEDROOM APARTMENT
- IN NEED OF UPDATING
- VIEW NOW

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £60,000

OFFERED WITH NO CHAIN - FIRST FLOOR APARTMENT.

Located in a popular residential area just off Derby Road and close to fantastic local amenities is this first floor, one bedroom, ex local authority flat.

The property requires a good degree of cosmetic refurbishment but would make an excellent starter Home or investment property.

IDEAL INVESTMENT OPPORTUNITY - we believe this would rent out £550 per calendar month - A YIELD OF 11%!

Access via a communal stairway, the property opens through to a large porch area that gives access to an inner hallway.

There is a large lounge with window overlooking the communal courtyard, a kitchen area with two large built-in storage cupboards, one large bedroom with built-in wardrobe, and a bathroom with ample space for bath, WC and sink.

Gas central heating with combi Gas central heating boiler, UPVC double glazed windows and modern intercom system for access.

Externally, there are communal garden areas and ample car parking.

Leasehold. 125 YEARS FROM 05/01/87, 10£ PER ANNUM GROUND RENT
Repairs & Maintenance are split between properties in the block.

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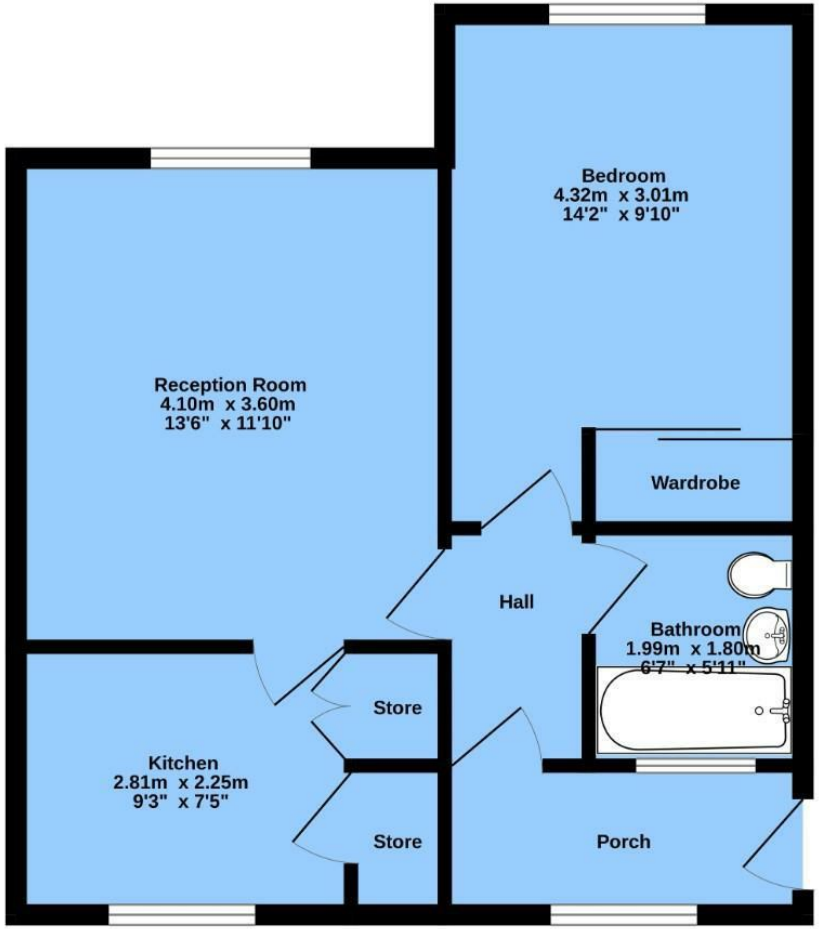
HERE TO GET you THERE



TOTAL FLOOR AREA : 45.6 sq.m. (491 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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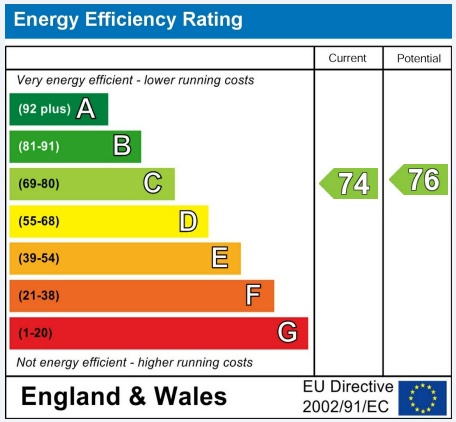
ENERGY PERFORMANCE CERTIFICATE

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.



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.

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.

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The Property Ombudsman