







Apartment 6 The Maltings, Chatsworth Road, Brampton, Chesterfield, S40 2FS

- SECOND FLOOR APARTMENT
- ONE BEDROOM
- DRESSING ROOM / STUDY
- POPULAR LOCATION
- LIVING / KITCHEN WITH BALCONY
- VIEW NOW

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HERE TO GET *you* THERE

Guide Price £110,000

GUIDE PRICE OF £110,000 TO £120,000

*MODERN APARTMENT FOR SALE IN BRAMPTON - ONE BEDROOM SECOND FLOOR APARTMENT - SUITED TO FIRST TIME BUYER OR A PERFECT APARTMENT FOR PROFESSIONAL COMMUTERS!

Located on the western edge of Chesterfield, situated in within easy reach of Town Centre, walking distance to the "Hub" of Chatsworth Road restaurants, hairdressers, pubs, cafes & more. Catchment area for Brookfield School.

The apartment comprises:- communal entrance hall, this second floor apartment has its own access into the entrance hall with useful storage cupboard, study / office / dressing room, combined bathroom / WC, bedroom & the modern kitchen / living area with balcony off.

Brampton is ideally positioned for access to beautiful countryside. The edge of the stunning Peak District National Park lies just a short drive away, offering endless opportunities for walking, cycling and outdoor pursuits. Iconic attractions such as Chatsworth House and the surrounding estate are also within easy reach, providing world-class gardens, parkland and cultural events throughout the year.

For commuters, the area offers excellent connectivity. Sheffield is around 25 minutes away by car, while Nottingham and Derby are also easily accessible. Chesterfield railway station provides direct rail services to major cities including London, making the area practical for both regional and national travel.

READY TO MOVE INTO OR RENT OUT - it is expected to rent out at £750 per month (7.5% YIELD).

LEASEHOLD INFORMATION;
Lease term: 250 years - started in 2008.
Ground rent charge, yearly: £150.00
Service charge, yearly: £616.27
Leasehold company: Bradbury Place Management Company Ltd

COUNCIL TAX BAND A





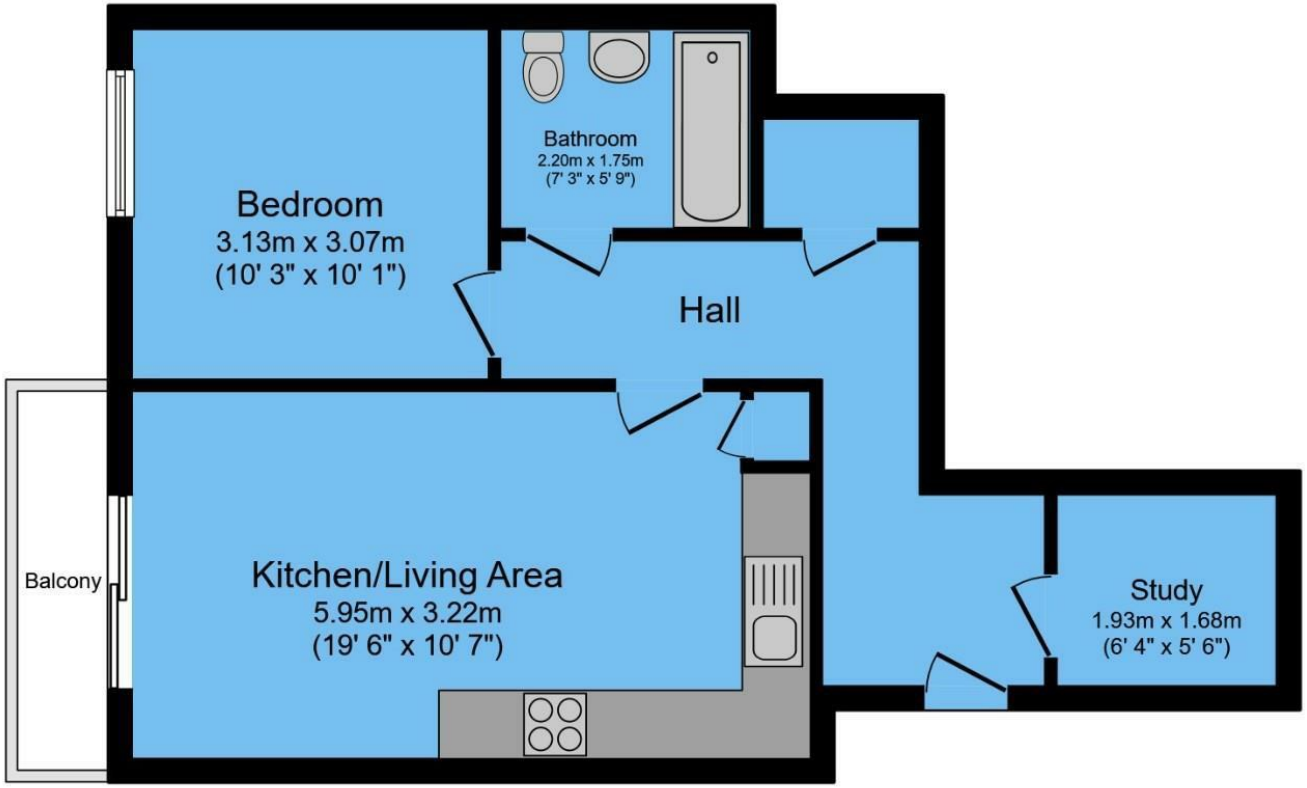





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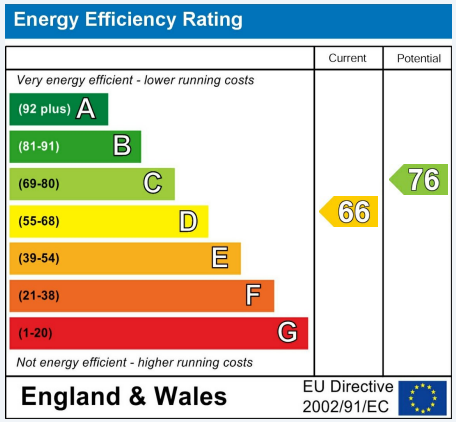
Floor Plan

Total floor area 47.6 sq.m. (513 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

The Property Ombudsman

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