



## 15 Laver Drive, Tapton, Chesterfield, S41 7WA

- RECENTLY CONSTRUCTED
- IMMACULATELY PRESENTED
  - MODERN BATHROOM
- ALLOCATED PARKING SPACE
- GROUND FLOOR APARTMENT
  - OPEN PLAN LIVING
  - 2 BEDROOMS
- CALL HUNTERS NOW

**Guide Price £150,000**

**HUNTERS®**  
HERE TO GET *you* THERE

**\*REDUCED TO A LOWER GUIDE PRICE OF  
£150,000 TO £160,000\***

**IMMACULATELY PRESENTED, RECENTLY  
CONSTRUCTED, TWO BEDROOM  
GROUND FLOOR APARTMENT.**

Located in Tapton, the property has easy access on foot or by car to Chesterfield Railway station and the Town Centre. Supermarkets and other village amenities are available close by, as well as the canal side walks.

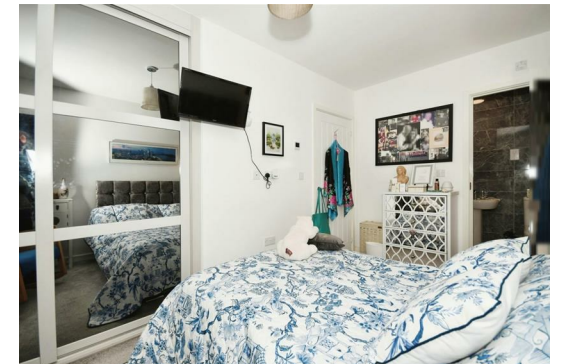
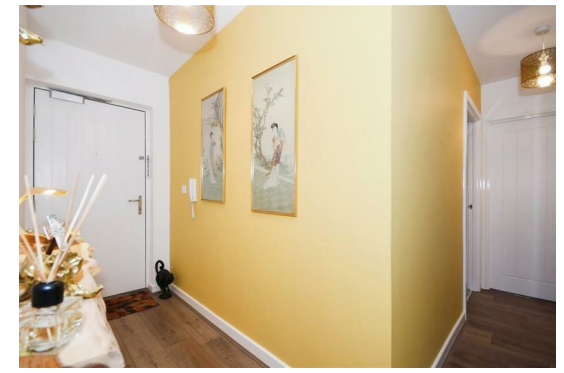
This property comprises of: a hallway, modern open plan lounge/kitchen diner with integrated appliances, two good sized bedrooms, one with a tiled three piece shower room en suite, and a modern three piece suite bathroom.

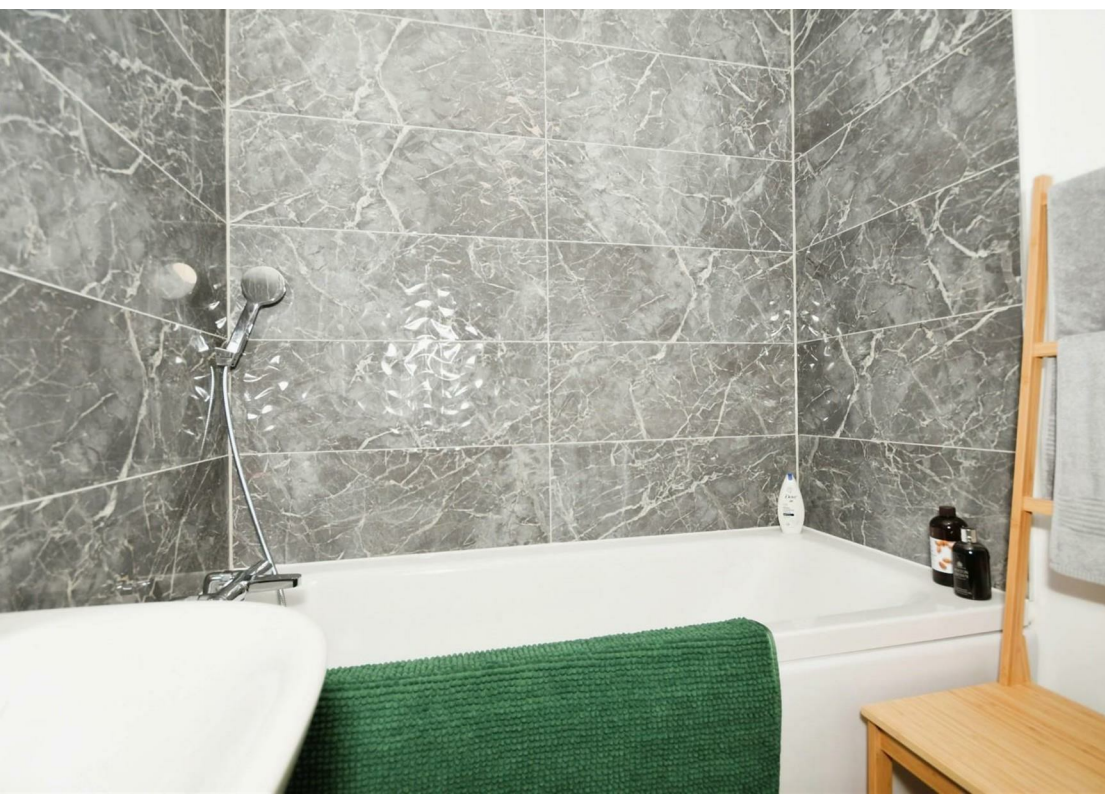
Gas central heating (combi boiler) and uPVC double glazed windows.

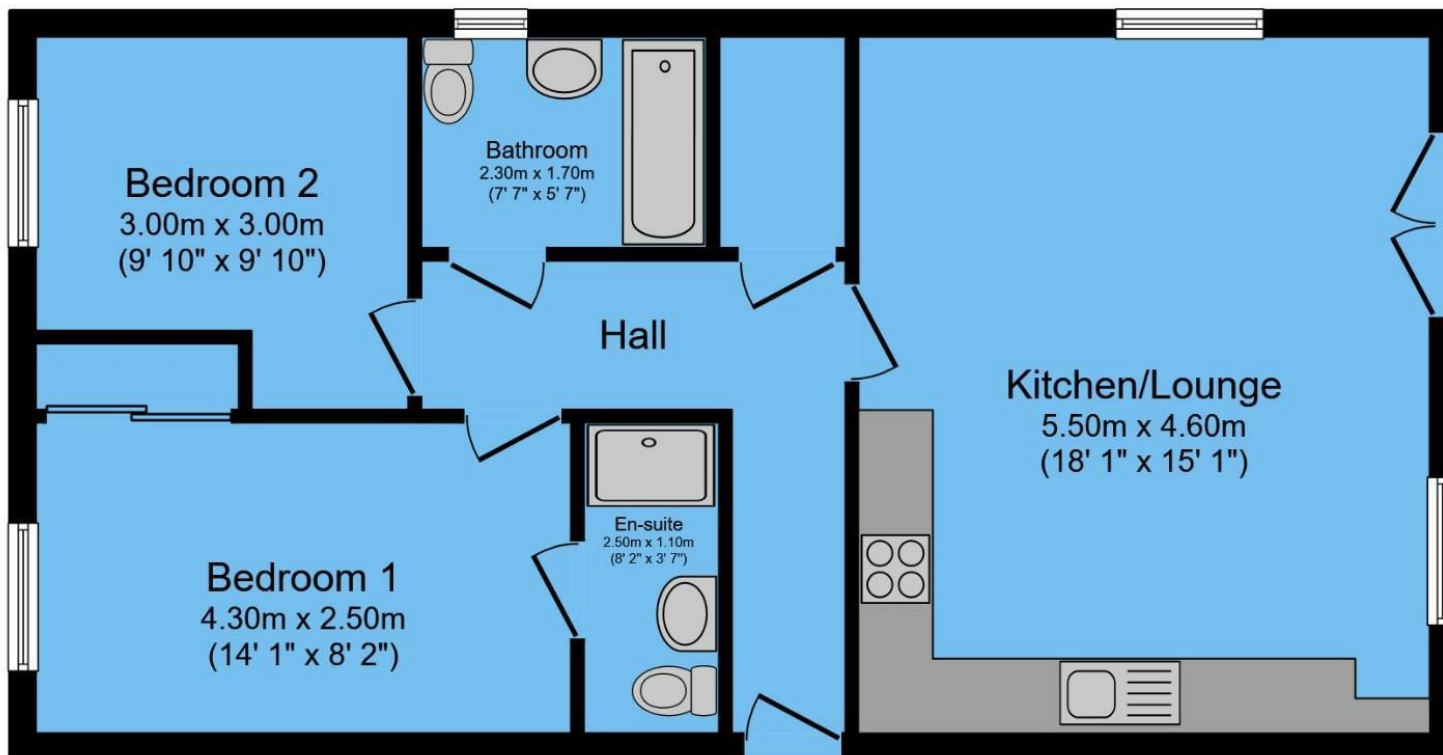
Allocated parking space.

Call Hunters to book your viewing now!

LEASEHOLD - 999 year lease from 01/01/2022 - all buyers must seek legal advice before proceeding.  
Tax band A, EPC Rating B.







Total floor area 62.8 m<sup>2</sup> (676 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).

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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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</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

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