



**39 Lincoln Way, North Wingfield, Chesterfield, S42 5RR**

- NO CHAIN
- FIRST FLOOR APARTMENT
- IDEAL FIRST TIME BUYER PROPERTY
- TWO BEDROOMS
- GREAT INVESTMENT
- VIEW NOW

**Offers In The Region Of £85,000**

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

OFFERED WITH NO CHAIN - BRILLIANT  
INVESTMENT OR FIRST TIME BUYER HOME -  
TWO BEDROOM FIRST FLOOR APARTMENT  
WITH ALLOCATED PARKING!

Ready to move into, this first floor apartment comprises:- hallway, lounge / diner, two bedrooms & bathroom.

An ideal investment, we believe this property would rent out at 650 - 700 per calendar month -  
NEARLY A 10% YIELD!

Situated the South side of Chesterfield, North Wingfield, is handy for M1 access J29, Clay Cross & Chesterfield Town Centre, five pits trail & local amenities.

**LEASEHOLD:**

**LEASEHOLDER:** Premier Estates

Leasehold Years remaining on lease; 135

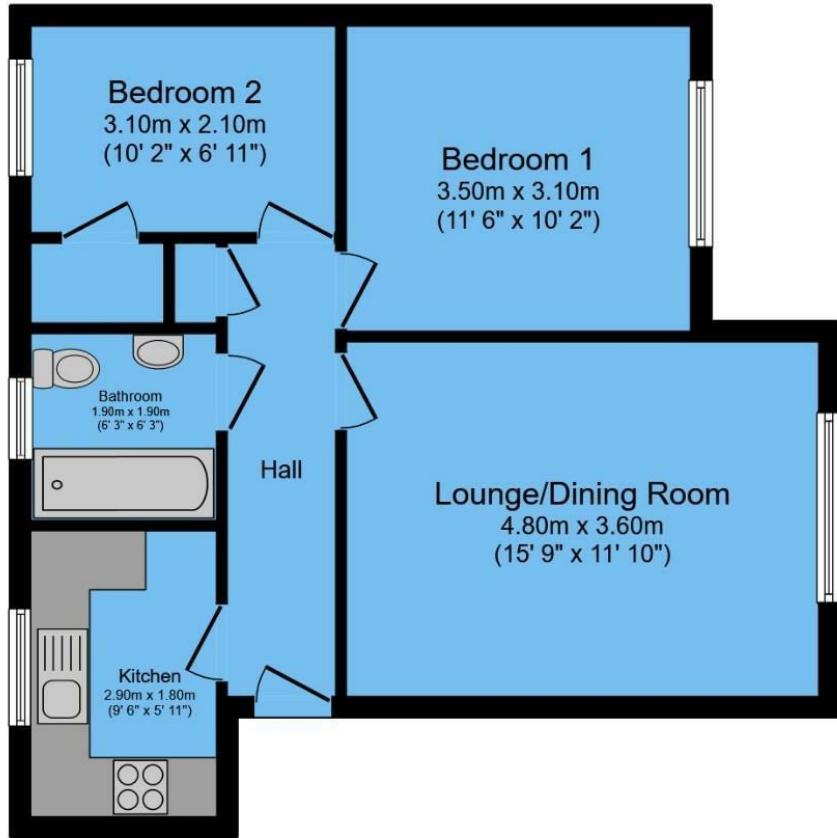
Leasehold Annual Service Charge Amount £1,600

Leasehold Annual Ground Rent Amount: £250

Electric storage heaters | Council Tax Band A







Total floor area 52.5 sq.m. (565 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) A		
(81-91) B		
(69-80) C	76	79
(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.

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