



**33 The Foundry The Foundry, Camlough Walk,
Chesterfield, S41 0FS**

Offers In The Region Of £137,000

HUNTERS®

HERE TO GET *you* THERE

- Close to town centre
- Excellent commuter links & close to town centre
- Duplex apartment - with 1 bedroom on upper floor
 - Bathroom with bath & shower over
 - No chain
- Close to train station
- 2 Double bedrooms - PART FURNISHED
- Allocated parking
- MUST BE SEEN!
- Leasehold.

GREAT FOR COMMUTERS - a two DOUBLE bedoomed DUPLEX apartment within **WALKING DISTANCE** of the town centre and train station. M1 access easy too...

SO much space is available here - its a must see special apartment!

Fantastic opportunity to acquire a stunning duplex apartment situated in the ever popular Riverside village. Offering fantastic commuter links, within walking distance of the town centre and the train station. This is one of the largest apartments within the block and is split over two levels. Perfect for the professional couple seeking stylish and modern apartment living.

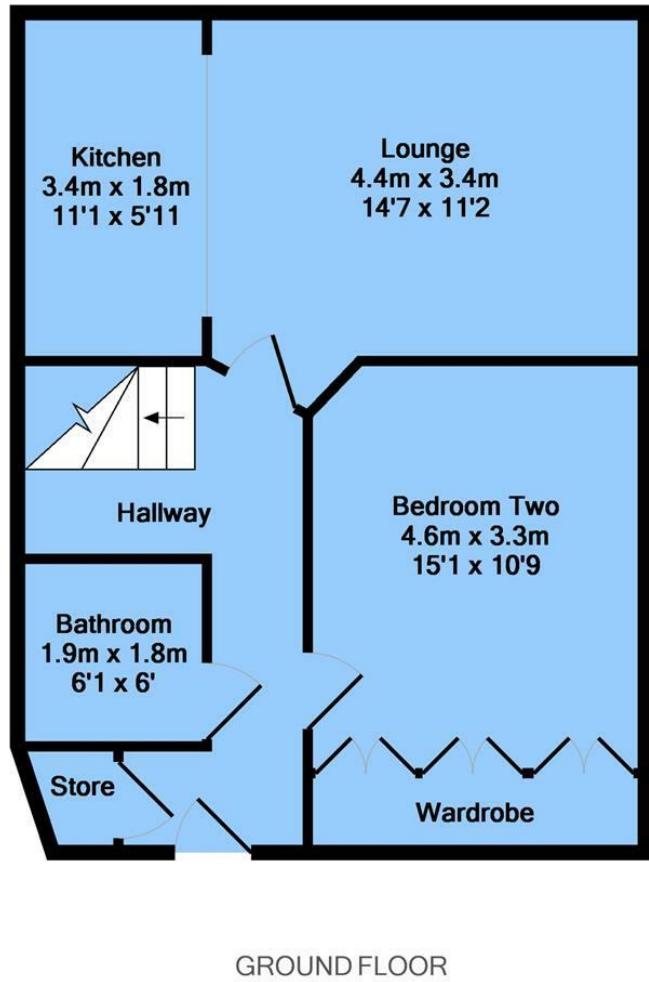
The first floor offers a large open plan living diner and kitchen with built in appliances. Large double bedroom with fitted wardrobes, bathroom with shower over bath. The second floor sees a larger than expected double bedroom again with fitted storage.

Outside is an allocated parking space and visitors parking spots are also available. The property has electric heating.

To view call Hunters.

Leasehold. 999 years from 2002. Annual ground rent & service charge approx £1550 per annum to include all maintenance of communal areas, building insurance & external maintenance.

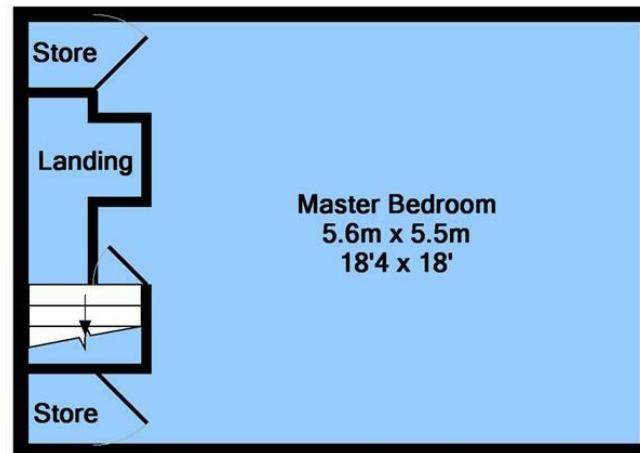




Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing

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 | | |
| (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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