



**17 Moorcroft House Moorcroft House, Archdale
Close, Chesterfield, S40 2GB**

Offers In The Region Of £115,000

HUNTERS®
HERE TO GET *you* THERE

OFFERED WITH NO CHAIN - TWO BEDROOM FIRST FLOOR APARTMENT - SUITED TO FIRST TIME BUYER OR A PERFECT APARTMENT FOR PROFESSIONAL COMMUTERS!

The apartment comprises:- communal entrance hall, private entrance hall into the apartment (with useful storage cupboard), fitted kitchen, an open plan living / dining space, two bedrooms (principle bedroom with ensuite) & a main bathroom / WC.

Allocated parking - electric heating - uPVC double glazed.

Located just a short walk from Chesterfield Town Centre, residents have easy access to a wide range of high-street shops, independent boutiques, cafés, and essential amenities. The town is well known for its vibrant market and the iconic Chesterfield Parish Church, giving the area plenty of character and heritage.

For leisure and relaxation, the beautiful Queen's Park and the popular Chesterfield Canal are both nearby, offering scenic walking routes and peaceful outdoor space.

Commuters benefit from excellent transport connections, with quick access to the M1 motorway, making travel to Sheffield, Nottingham, and beyond straightforward. Chesterfield railway station is also within easy reach, providing direct rail links to major cities.

Moorcroft House combines central living, green surroundings, and superb connectivity — making it an ideal location for professionals, couples, and families alike.

READY TO MOVE INTO OR RENT OUT - it is expected to rent out at £750 per month (7.8% YIELD).

LEASEHOLD INFORMATION:

Lease term: 150 years - started in 2007.

Ground rent charge, yearly: £226.

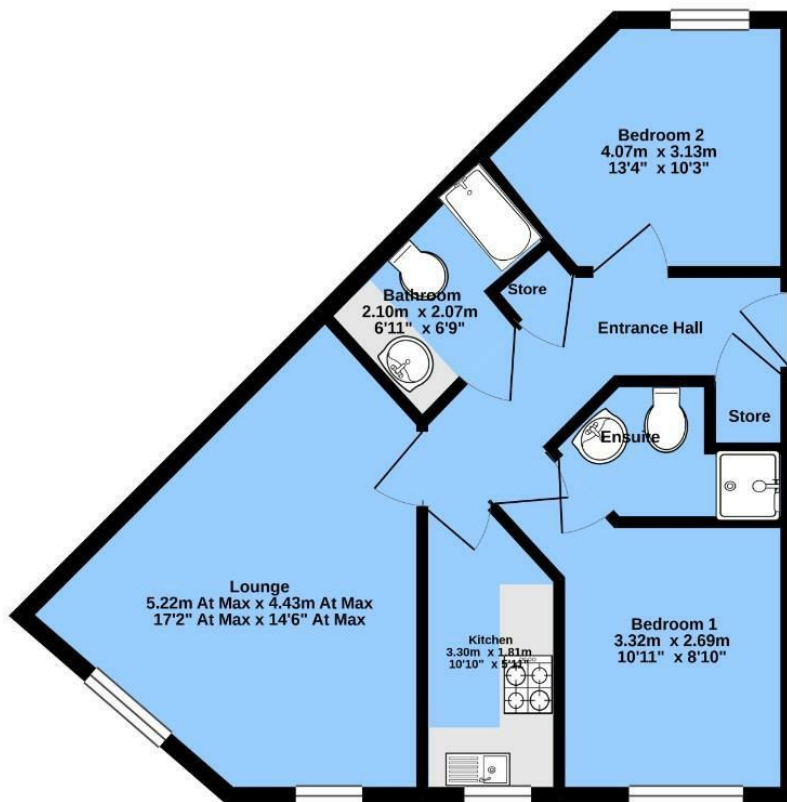
Service charge, monthly: £168.

Leasehold company: Freehold Manger Ltd.

COUNCIL TAX BAND B



GROUND FLOOR
40.6 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA: 40.6 sq.m. (438 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metapix 6/2020

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	83	86
(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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