



12 Heathcote House, Tapton Lock Hill, Tapton, Chesterfield, S41 7GE

- TWO BED, FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- ELECTRIC HEATING
- CANAL VIEWS
- ENSUITE TO BEDROOM
- DOUBLE GLAZED

Price £117,500

HUNTERS®
HERE TO GET *you* THERE

Take a viewing at this well presented, stylish FIRST FLOOR apartment situated in the popular residential area on the outskirts of Chesterfield Town Centre, on Tapton Lock Hill.

With an enclosed quiet aspect combined with canal views, situated close to an excellent range of local amenities, excellent schools catchment, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, walking distance to Chesterfield Town Centre, Sheffield, stunning countryside walks within a short travel distance to the Peak District, regular public transport links, nearby train station and walking distance to the local park.

This well designed accommodation briefly comprises; a stylish fitted kitchen with a dining area, spacious living area complete with double doors leading to the Juliet balcony area overlooking the canal.

The property provides two generous sized bedrooms, a master three-piece en suite, a modern three-piece bathroom and a spacious entrance area with storage.

The interior also benefits from ample storage, fitted double glazing throughout and electric heating in every room.

The property offers off street parking in the private car park with allocated parking for two vehicles and within walking distance to the town centre as well as stunning walks down the canal.

This property is a perfect modern home located in a gated community, well presented throughout and ready to move in... OPPORTUNITY NOT TO BE MISSED!

Many extras to be included subject to negotiation - A READY MADE "MOVE IN" HOME to suit a FIRST TIME BUYER OR INVESTOR.

LEASEHOLD.

The lease information is as follows; the lease term is 125 years from 2005, the ground rent is £250 per annum (paid 6 monthly) & the service charge is approx £1,000 per annum (paid 6 monthly).

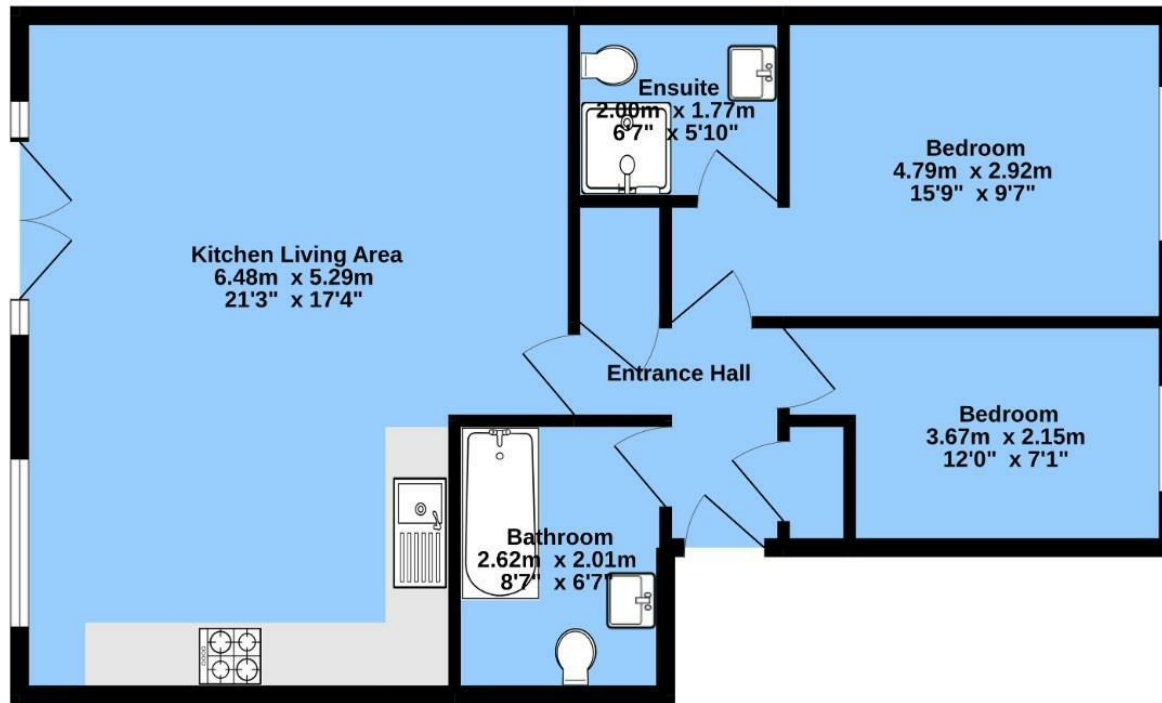
We understand the council tax band is B under Chesterfield Borough Council.

Viewing highly recommended, CALL HUNTERS NOW - phones answered 24/7.





GROUND FLOOR
64.3 sq.m. (692 sq.ft.) approx.



TOTAL FLOOR AREA : 64.3 sq.m. (692 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022

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 <https://www.hunters.com>