



16 Oliver House, Wain Avenue, Chesterfield, S41 0FE

- TOP FLOOR APARTMENT
- TWO GOD SIZED BEDROOMS
- COMMUNAL GARDENS
- PERFECT BUY TO LET
- MODERN LIVING SPACE
- SHOWER ROOM
- ALLOCATED PARKING
- CALL HUNTERS NOW

Offers In The Region Of £130,000

HUNTERS®

HERE TO GET *you* THERE

Take a look at this TWO BEDROOM, top floor apartment located within minutes walk of Chesterfield Train Station & walking distance to Town Centre!

The apartment comprises:- open plan modern kitchen diner, lounge, two bedrooms, one with a fitted wardrobe, and a three piece suite shower room.

There is allocated parking for 1 vehicle, visitor parking, & communal gardens.

Electric heating and uPVC double glazed.

Outside there is a public park & riverside walks all on the doorstep.

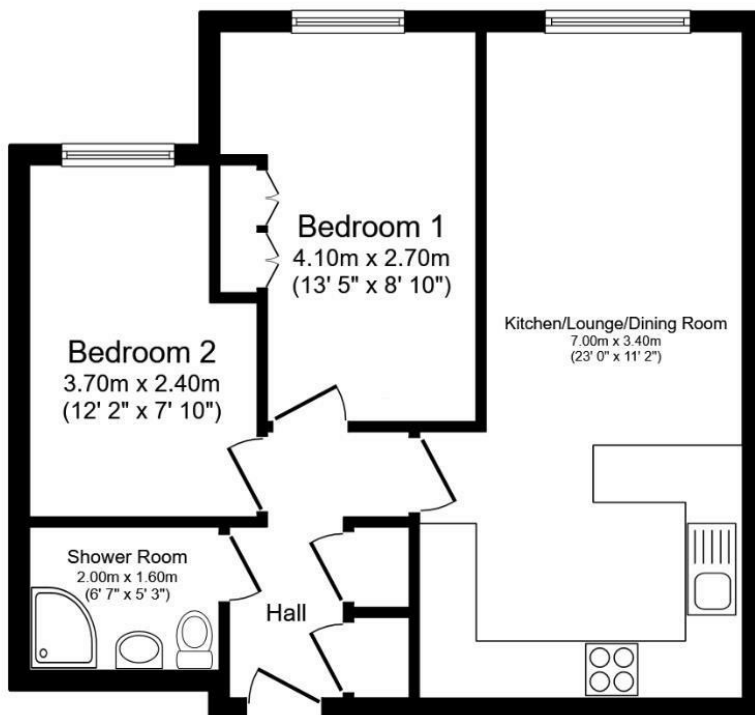
VIEWINGS AVAILABLE NOW - CALL HUNTERS TO VIEW - PHONES ANSWERED 24/7.

Council Tax Band B under Chesterfield Borough Council. EPC Rating D.

LEASE INFORMATION: the lease term is 999 years from 1st January 2001, the ground rent is a peppercorn payment per annum & the maintenance, service charge is £81.46 monthly. We advise all buyers to take legal advice buyer exchanging on the purchase.







Floor Plan

Floor area 49.1 sq.m. (528 sq.ft.)

Total floor area: 49.1 sq.m. (528 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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		79
(55-68) D	61	
(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

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.



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