



2 Stirling Court Stirling Court, Nightingale Close, Newbold Road, Chesterfield, S41 7NZ

- Ground floor retirement apartment
 - Council tax band C
- Communal landscaped gardens
- 1 small pet permitted per property
- 2 Bedrooms
- Leasehold property
- Walking distance from Town Centre and train station
- Call Hunters to arrange a viewing now!

Offers In The Region Of £125,000

HUNTERS®
HERE TO GET *you* THERE

**** REDUCED TO £125,000****

Very well maintained GROUND FLOOR retirement apartment for the over 55's with stairs, ramps & lift access.

OFFERED WITH NO CHAIN!

The delightful apartment comprises: - hallway, two bedrooms (one with fitted wardrobes), lounge / diner & fitted breakfast kitchen with pantry and shower room / WC in white.

Electric heating (storage heaters) & double glazed.

Situated within walking distance to Chesterfield Town Centre & train station.

There are communal landscaped gardens and ample parking is available in an adjacent parking court.

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

LEASEHOLD:

The property is Leasehold. Service charge approx £212 per month. The lease is 99 years from 2003. The monthly service charge which includes buildings insurance and access to the communal facilities.

The service charge also understood to include on site Manager, Careline, access to a Guest Room for a small fee and servicing of the emergency call system.

We understand 1 small pet is permitted per property.

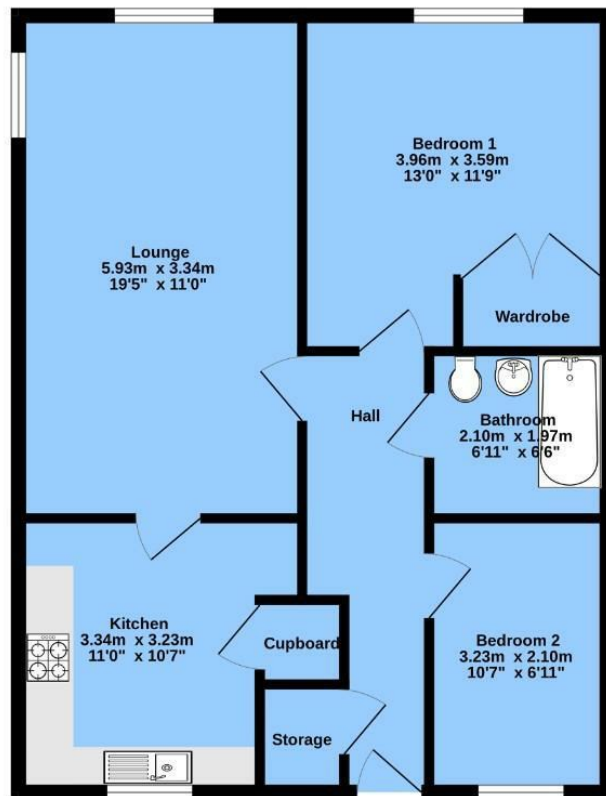
Prospective purchasers will require legal advice to confirm lease details.

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





GROUND FLOOR
63.5 sq.m. (684 sq.ft.) approx.



TOTAL FLOOR AREA: 63.5 sq.m. (684 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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	72	75
(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

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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