



37 Alford Close, Brampton, Chesterfield, S40 1YP

Offers In The Region Of £90,000

HUNTERS®

HERE TO GET *you* THERE

- ONE BEDROOM FLAT
- TILED SHOWER ROOM
- NEARBY TOWN CENTRE
- EPC RATING C

- LEASEHOLD
- PARKING ALLOCATED
- TAX BAND A
- CALL HUNTERS NOW!

Welcome to this modern ONE BEDROOM, FIRST FLOOR FLAT in Brampton.

Situated in within easy reach of Town Centre, walking distance to the "Hub" of Chatsworth Road restaurants, hairdressers, pubs, cafes & more.

OFFERED WITH NO CHAIN

This property includes a spacious lounge, kitchen, bedroom and a modern, tiled shower room.

Allocated parking is given to residents, with pleasant outlook overlooking playing fields to the rear.

Gas central heating (3 year old combi boiler) and uPVC double glazing. Includes a loft which is partially boarded with ladder.

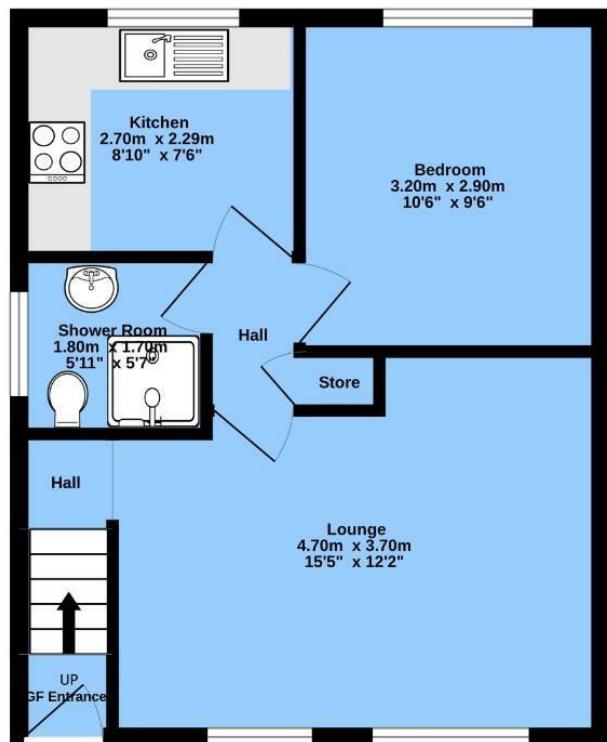
New carpets and front door also fitted recently.

Call Hunters to book a viewing now!

LEASEHOLD; the term of the lease is 200 years from 01/05/1991, the ground rent is £55 per annum & the service charge is £430.00 per annum.

Tax band A EPC C





TOTAL FLOOR AREA: 38.6 sq.m. (416 sq.ft.) approx.
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	76	76
(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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