



**5 Kingsley Avenue, Grangewood, Chesterfield, S40  
2SZ**

**£550 Per Calendar Month**

**HUNTERS®**  
HERE TO GET *you* THERE

- 1 bedroom first floor flat
- Close to local amenities and the Town Centre
- Gas central heating & uPVC double glazed
- INSPECTION RECOMMENDED
- Recently redecorated in 2025

- AVAILABLE IMMEDIATELY
- Lounge, fitted kitchen and bathroom/wc
- On street parking
- EPC - C

A one bedroom first floor flat - ideal for a single tenant or young couple. AVAILABLE NOW.

Situated close to local amenities and the Town Centre.

RECENTLY FULLY RE DECORATED IN 2025

The accommodation comprises: - entrance hall with stairs to the first floor, lounge, fitted kitchen, one double bedrooms and a fully tiled modern bathroom/wc in white.

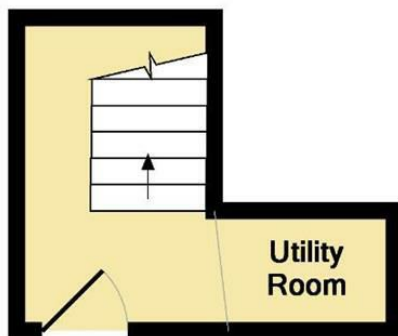
Gas central heating system.

Outside sees on street parking.

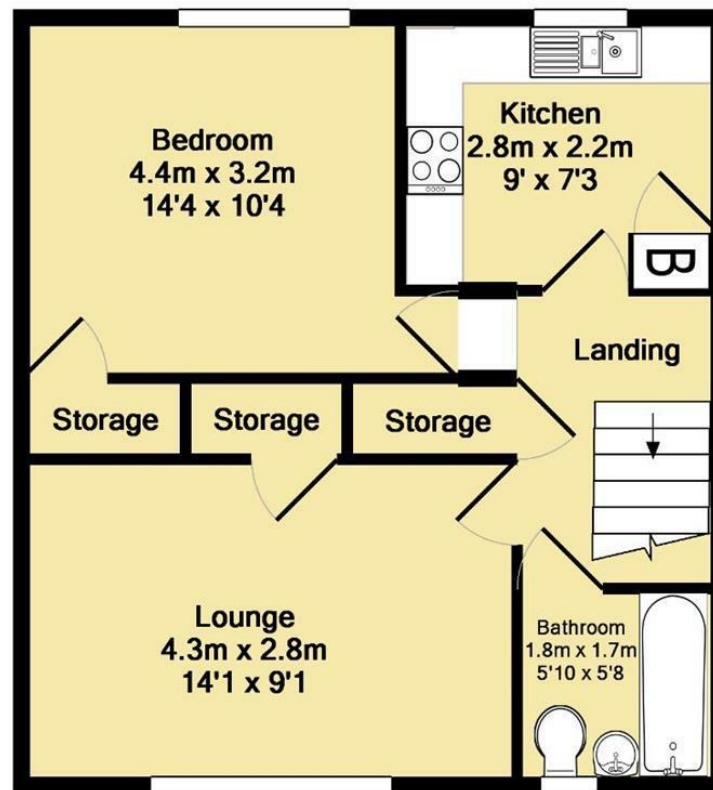
WORKING APPLICANTS PREFERRED OR GUARANTOR ESSENTIAL

NO SMOKERS & SORRY NO PETS





GROUND FLOOR  
APPROX. FLOOR  
AREA 6.3 SQ.M.  
(67 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 39.7 SQ.M.  
(428 SQ.FT.)

TOTAL APPROX. FLOOR AREA 46.0 SQ.M. (495 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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