



**Flat 11, Brindley House Brindley House, Tapton  
Lock Hill, Chesterfield, S41 7GG**

**£750 Per Calendar Month**

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

- CONTEMPORARY 1st FLOOR TWO BED APARTMENT - 1st floor
  - Designated parking bay & visitors parking
  - Open plan lounge, dining & kitchen
    - En suite to master bedroom
- Working tenants preferred or guarantor essential, sorry no pets or smokers

- Great amenities close by
  - Canal walks nearby
  - Integrated appliances
- Main bathroom with bath & shower
  - AVAILABLE NOW

**AVAILABLE NOW FOR IMMEDIATE LET** This well presented, stylish FIRST FLOOR Apartment situated 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, schools catchment, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, while also close to Chesterfield Town Centre, Sheffield.

This well designed accommodation briefly comprises; a stylish fitted kitchen with a dining area and a 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 and fitted double glazing throughout.

The property offers off street parking in the private car park with allocated parking 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.

No smokers or pets.

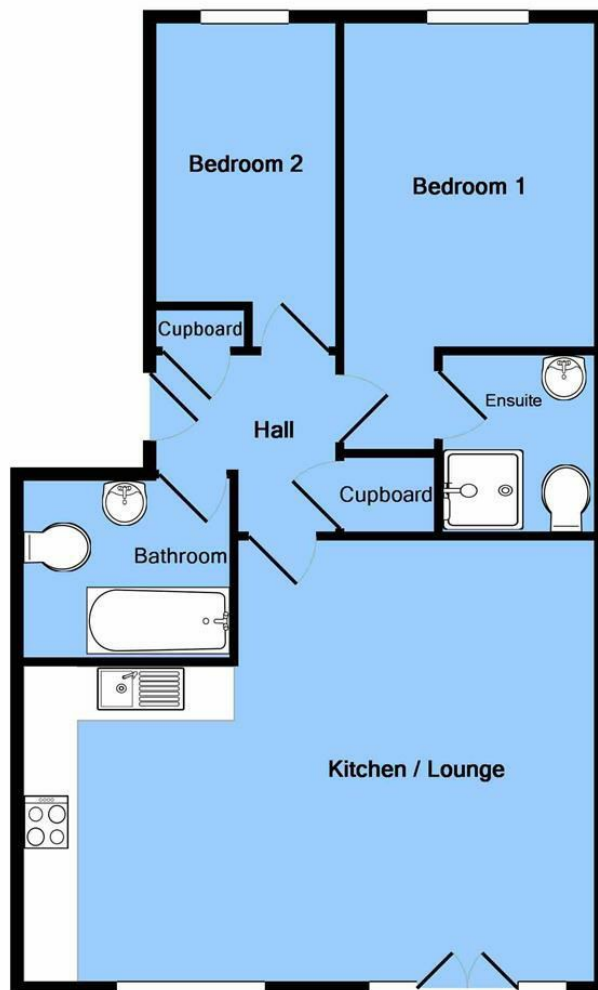
Working applicants preferred or guarantor essential.

Contact Hunters for a viewing today.

Calls taken 24/7!







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>	79	84
(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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