



**1 Church Street North, Old Whittington,  
Chesterfield, S41 9QN**

**£625 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

- Superb 1 bed attic floor apartment - Part furnished
- Lounge, Immer hall, Shower room & delightful Kitchen Diner
  - Free central heating from communal boiler
  - Council tax band A
  - Sorry no pets or smokers
- Ideally suited to single working professional or couple
  - Large bedroom with fitted bedroom furniture
  - Electric by payment meter
  - Communal parking & on street parking for visitors
- Working applicants preferred or guarantor essential. Property not suitable for children

## SUPERB, TOP FLOOR, 1 BED APARTMENT - FREE GAS HEATING! PART FURNISHED!

In a conservation area of Old Whittington, the North side of Chesterfield, the village has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1 J29, Sheffield & Dronfield.

Flat 5 is accessed via a communal entrance door, leading up a flight of stairs to the middle floor of the building.

A private entrance door then opens to a staircase rising to the top floor.

The accommodation comprises, a lounge with velux windows, inner hall with shower room off, and access to the delightful kitchen diner. Appliances included.

The bedroom is large with fitted wardrobes.

FREE central heating supplied by a communal boiler. Electricity is paid by cash meter. Council Tax Band A.

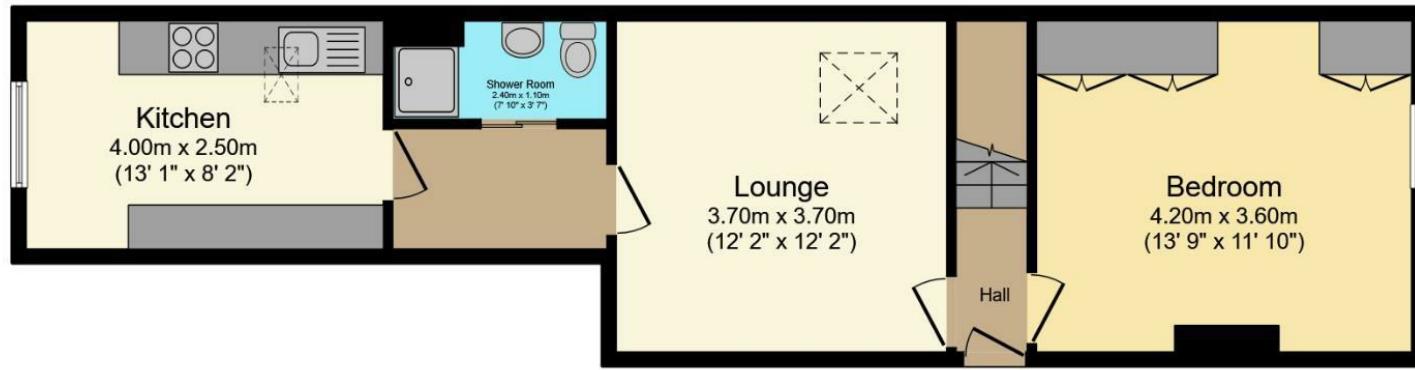
A really low maintenance unit ideal for a working professional. NO SMOKERS & NO PETS please. The property is not practically suitable for children.

Externally the property offers allocating parking to the rear & on road parking available for visitors.



# 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.



## Floor Plan

Floor area 49.8 m<sup>2</sup> (536 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	54
(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.

**TOTAL: 49.8 m<sup>2</sup> (536 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](http://www.Propertybox.io)

## 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.

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