



### Directions

### Viewings

Viewings by arrangement only. Call 0114 483 0038 to make an appointment.

### EPC Rating

E

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	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1A Avenue Road, Chesterfield, S41 8TA

£700 Per month

- Available for immediate occupation
- Large lounge and separate kitchen
- Top floor apartment
- Ideal for a professional couple or small family
- Early viewing is highly recommended
- Huge, much larger than average property
- Well presented
- Situated conveniently for Chesterfield Town Centre
- Close to an abundance of local amenities
- EPC Grade E



# 1A Avenue Road, Chesterfield S41 8TA

\*\*\* AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*

This HUGE two bedroom TOP FLOOR apartment truly needs to be viewed to be fully appreciated.  
Ideal for a single occupant, professional couple or small family and located VERY CLOSE TO CHESTERFIELD TOWN CENTRE.  
In brief the accommodation comprises: entrance hall, lounge, kitchen, two bedrooms and a bathroom / WC.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade E.



Council Tax Band: A

