



## 13 Brampton Court Old Road, Chesterfield S40 3QU £675 Per Calendar Month

Located in a sought-after area, this first floor apartment boasts a prime location with easy access to local amenities, schools, and transport links.

Step inside to find a well-designed layout that maximises space and natural light. The living room is a welcoming retreat, ideal for relaxing or entertaining guests. The kitchen is well equipped with modern appliances and ample storage space.

Both bedrooms are generously sized, providing a peaceful sanctuary at the end of a long day. The bathroom is sleek and stylish, offering a luxurious touch to everyday living.

UNFURNISHED 12 MONTH TENANCY. Restrictions - No smokers or pets. Energy Efficiency Rating - C Council Tax Band C

**14'0" x 10'7"**  
4.37 x 3.24 m

**13'0" x 14'6"**  
3.96 x 4.42 m

**Kitchen**  
6'0" x 10'10"  
1.96 x 3.34 m

**Bathroom**  
6'0" x 9'3"  
1.71 x 2.83 m

**Hallway**  
3'0" x 9'4"  
1.00 x 2.87 m

**Hallway**  
16'0" x 3'3"  
4.85 x 1.00 m

**Approximate total area<sup>1</sup>**  
553.7 ft<sup>2</sup>  
51.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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