



Derby Road, Chesterfield S40 2EU

welcome to

Derby Road, Chesterfield

CASH OFFERS ONLY - The lease is for a term of 99 years from 25 March 1987, Service Charge : TBC, Ground Rent : £25.00. Situated close to the Town Centre, this one bedroom ground floor flat can be found on Derby Road.



Kitchen

11' 11" x 15' 7" Into Chimney (3.63m x 4.75m Into Chimney)

A door to the side elevation opens to this kitchen, offering a stainless steel sink and drainer and a mixer tap. Completing this kitchen is wall and base cupboards, and part wall tiling.

Hallway

Accessed from the kitchen, this hallway offers access to the bedroom and bathroom.

Bedroom

10' 5" x 8' 2" (3.17m x 2.49m)

This bedroom of the home offers a double glazed window. Whilst this bedroom offers storage cupboards ad a central heating radiator.

Bathroom

Completing the accommodation is this bathroom, it offers a three piece suite comprising of a low flush wc, a hand wash basin and a panelled bath. Completing this room is a obscure double glazed window.



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- Council Tax band: A
- ****CASH BUYERS ONLY****
- SHORT LEASE OF 62 YEARS REMAINING
- Ground rent of £25.00 per annum
- No chain

Tenure: Leasehold EPC Rating: F

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£30,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSF103807 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk