





# welcome to

# **Macmillan Mews Old Road, Chesterfield**

An amazing opportunity to acquire this two-bedroom apartment with modern kitchen, lounge, and bathroom. Offering communal parking and garden. Ideally suited to first time buyers or investors alike.













#### Lounge

22' 6" x 13' 9" (6.86m x 4.19m)
Ample sized open plan living/dining area fitted with a double-glazed window and carpet flooring.

#### **Kitchen**

14' 7" x 7' 3" (4.45m x 2.21m) Leading from the living area, the kitchen offers modern wall and base units with wooden work surfaces. Finished with laminate flooring.

#### **Bedroom One**

13' 3" x 9' 6" (4.04m x 2.90m)
Bedroom one offers built in wardrobes, carpet flooring and a double-glazed window. Finished with an en suite.

#### **En Suite**

Leading from bedroom one, the en suite is fitted with a walk-in shower, wc, hand wash basin and vinyl flooring.

#### **Bedroom Two**

8' 7" x 11' 3" (2.62m x 3.43m)

Bedroom two is fitted with a front facing double glazed window and carpet flooring. Also featuring built in wardrobes.

#### **Bathroom**

Bathroom fitted with a paneled bath with shower over, a wc, hand wash basin and vinyl flooring.





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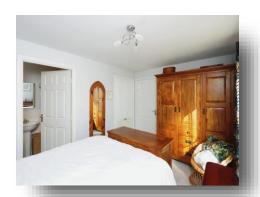
# **Macmillan Mews Old Road, Chesterfield**

- Council Tax Band: A
- Two Bedroom Apartment
- Kitchen, Lounge, Bathroom
- Popular Residential Area of Brampton
- Communal Parking & Garden

Tenure: Leasehold EPC Rating: C

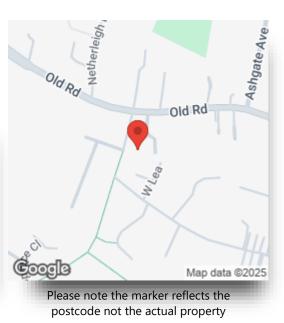
This is a Leasehold property with details as follows; Term of Lease 125 years from 12 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £180,000









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Property Ref: CSF104383 - 0002 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.

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