



**Mercaston Close,CHESTERFIELD S40 4UE**

**welcome to**

## **Mercaston Close, CHESTERFIELD**

"This apartment offers a compact cloakroom, a lounge, and a refurbished kitchen with appliances such as an electric hob and oven. It includes a carpeted landing with storage, a bedroom, and a bathroom featuring tiles throughout and an integrated shower.

### **Cloakroom**

A compact cloakroom with carpeted flooring and a built-in storage cupboard.

### **Lounge**

12' 1" x 13' ( 3.68m x 3.96m )

A lounge with carpeted flooring and a side-facing window.

### **Kitchen**

9' 2" x 9' 4" ( 2.79m x 2.84m )

This kitchen, refurbished within the last three years, features hardwood flooring and is equipped with an electric hob and oven, a stainless steel sink, and storage cupboards.

### **Landing**

A carpeted landing featuring a built-in storage cupboard and a combi boiler.

### **Bedroom One**

12' 1" x 10' 5" ( 3.68m x 3.17m )

A bedroom with carpeted flooring and a side-facing window that brings in natural light.

### **Bathroom**

This bathroom features lino flooring, a side window, and tiled features throughout the bath area, which includes an integrated shower.





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## Mercaston Close, CHESTERFIELD

- Council Tax Band A.
- First Floor Apartment.
- A Cloakroom
- One Bedroom One Bathroom.
- Guide Price £75,000 to £85,000

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 180.00

Ground Rent: 10.00

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

guide price

**£75,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

CSF104844 - 0003

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