

38 Stephenson Court

601 Chatsworth Road, Chesterfield, Derbyshire, S40 3JW



PRICE: Offers in the Region Of Lease: 125 years from 2003
£145,000

Property Description:

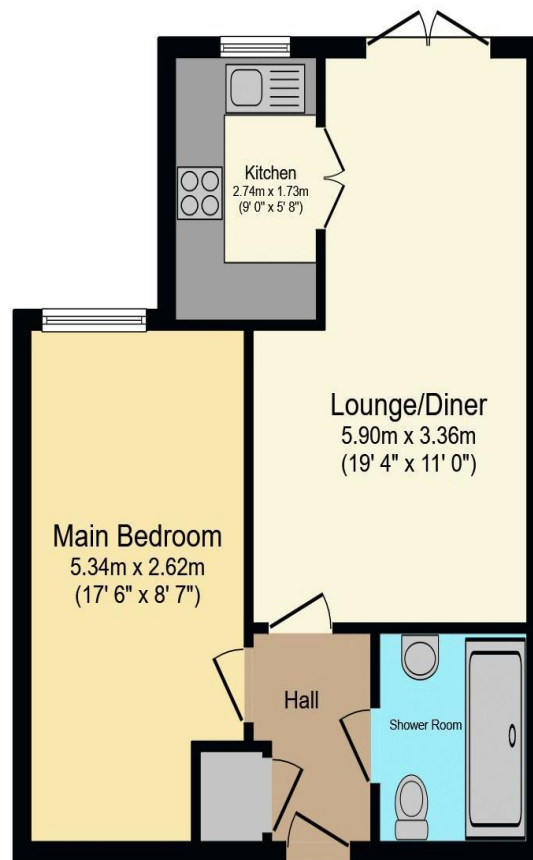
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR Stephenson Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 44 properties arranged over 3 floors each served by lift. The development is in an ideal location with many shops and amenities close by including Doctors, chemist, Lonsis, post office and bakers. The local park is also a short walk away with several routes. The bus is very close by and take you into town and passes Morrisons on route, it also travels to Bakewell. Residents have weekly games night, exercise class, crossword afternoon, coffee mornings, afternoon tea, jigsaw puzzles, Entertainment nights – various singers, fish & chips nights, games/quiz evenings. Deliveries if requested, post, milk, papers, ringtons tea merchants also 4 days a week they have hot meals you can order & have delivered to your door.

Residents' lounge
Communal Laundry
Guest Suite
Lift to floors G,1 and 2 Then stairs to the 3rd
Minimum Age 60

Development Manager
Video Door Entry System
24 hour emergency Appello call system
Lease: 125 years from 2003



**For more details or to make an appointment to view, please contact
Mr Jordan Joice**



Total floor area 44.7 m² (481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	

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For Financial Year Ending:

31/08/25

Annual Ground Rent:

£365.00

Ground Rent Period Review:

2026

Annual Service Charge:

£3,687.94

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.