

**Markham Quay, Camlough Walk, Chesterfield, Derbyshire S41 0FT**

 1  1  1  B

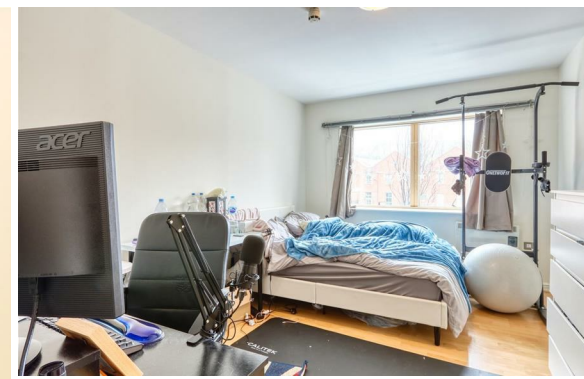
**£100,000**

**PINEWOOD**





**Markham Quay  
Camlough Walk  
Chesterfield  
Derbyshire  
S41 0FT**



**£100,000**

**1 bedrooms  
1 bathrooms  
1 receptions**

- NEUTRAL DECOR AND CARPETS
- OPEN PLAN KITCHEN/LOUNGE
- DOUBLE BEDROOM
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- DRESSING/STUDY AREA TO BEDROOM
- EDGE OF TOWN CENTRE
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- ALLOCATED PARKING IN COMMUNAL CAR PARK
- IDEALLY LOCATED FOR ACCESS TO M1, ROYAL HOSPITAL, COLLEGE AND TRAIN STATION
- INTEGRATED APPLIANCES TO KITCHEN



**\*\*LOOKING FOR A TOWN CENTRE INVESTMENT????  
(APPROX CURRENT GROSS RENTAL YIELD 6.3% )\*\*SOLD  
WITH SITTING TENANT\*\***Pinewood Properties are delighted  
to offer this executive ONE DOUBLE bedroom first floor  
apartment set in the complex of Markham Quay which is a  
desirable location and within easy walking distance to the  
Town Centre, Train Station, Royal Hospital and all the local  
amenities. Ideal for young professionals this property  
comprises of a DOUBLE bedroom with study/dressing area,  
an open plan living area/modern kitchen with tall fridge  
freezer, washing machine and dishwasher and built in four  
ring electric hob, oven and extractor and a modern bathroom  
with white suite and shower over bath. To the front is off road  
and allocated parking for one car in the communal car park  
with visitor spaces available. Viewings are highly  
recommended.

**\*\*LIFTS TO ALL FLOORS\*\***

**\*\*VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK  
AROUND\*\***

**\*\*Please call Pinewood Properties for a viewing or more  
information\*\***

#### **ENTRANCE HALL**

#### **BEDROOM**

14'1" x 6'3" (4.31 x 1.91)

#### **STUDY/DRESSING AREA**

6'3" x 5'2" (1.92 x 1.58)

#### **BATHROOM**

7'4" x 6'7" (2.26 x 2.01)

#### **KITCHEN/LOUNGE**

21'9" x 11'5" (6.63 x 3.48)

#### **OUTSIDE**

To the front is allocated parking in the communal car park  
with visitor spaces.

#### **GENERAL**

Tenure: Leasehold

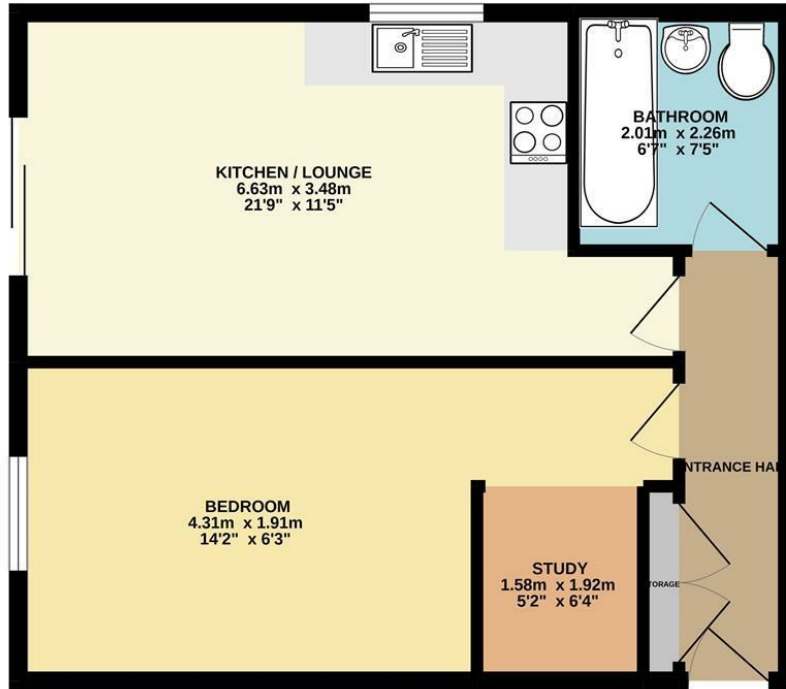
Floor Area: 500.00 sq ft / 46.4 sq m

Heating: Electric

EPC Rating: B

Council Tax Band: A

GROUND FLOOR  
46.4 sq.m. (500 sq.ft.) approx.



TOTAL FLOOR AREA: 46.4 sq.m. (500 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(81-91) A
(81-91) B			(61-80) B
(69-80) C			(40-60) C
(55-68) D			(35-48) D
(39-54) E			(29-34) E
(21-38) F			(21-28) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	85	88
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24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

PINEWOOD

