

Apartment 6, The Gates, Knivesmithgate, Chesterfield, Derbyshire S40 1RF

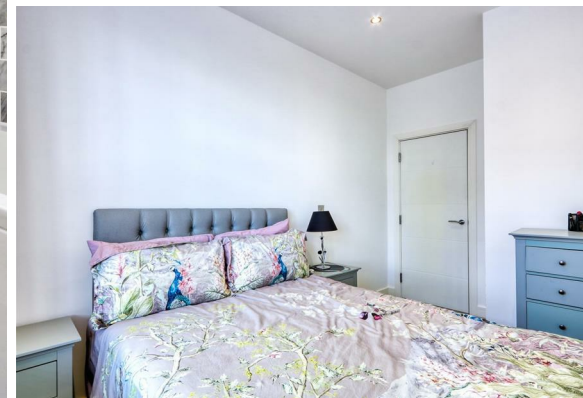
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Guide Price £80,000

PINEWOOD



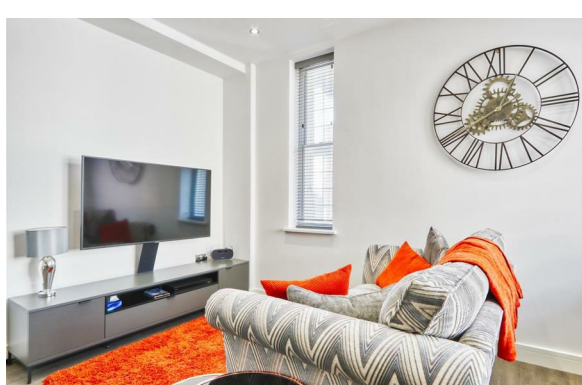
**Apartment 6
The Gates
Knivesmithgate
Chesterfield
Derbyshire
S40 1RF**



Guide Price £80,000

**2 bedrooms
1 bathroom
1 reception**

- NO CHAIN
- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- OPEN PLAN LIVING AREA
- MODERN FITTED KITCHEN WITH INTEGRATED FRIDGE, DISHWASHER, OVEN, HOB/EXTRACTOR AND WASHING MACHINE
- LUXURY WELL PRESENTED APARTMENT
- SECURE ENTRY AND INTERCOM SYSTEM
- GAS CENTRAL HEATING, SINGLE GLAZED WITH SECONDARY GLAZING
- MODERN BATHROOM WITH SHOWER OVER BATH
- IDEAL FOR INVESTORS



****NO CHAIN**TOWN CENTRE LOCATION**LUXURY APARTMENT**IDEALLY SUIT INVESTORS AS 7.6% GROSS YIELD**Pinewood Properties are delighted to offer this luxury TWO DOUBLE bed first floor apartment located in the heart of Chesterfield Town Centre, within an exclusive development. Positioned within a landmark building a short walk from Shops, Restaurants, Amenities, Car parks, Train Station, College and Queens Park, and great for commuting via the M1 motorway. The property has been sympathetically renovated to a high standard throughout whilst retaining many of the period features. On entering into the hallway there is a useful cupboard, bedroom one is a double and bedroom two also a double. The bathroom is stylish with white suite and shower over bath. The fantastic open plan living area is dual aspect with the windows letting in lots of light, with a modern kitchen area having a good range of grey gloss wall and base units with integrated dishwasher, fridge freezer, washer dryer, oven, hob and extractor, with space for a bistro table for two and a living area with space for a sofa. With electric heating, original leaded single glazing with additional secondary single glazing. Residents of the borough can park free of charge before 10am and after 3pm Monday to Saturday and all day on a Sunday and bank holidays.**

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

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!****

ENTRANCE HALL

The property is entered into the hallway with grey carpet, painted white decor, intercom, useful storage cupboard and radiator.

BEDROOM ONE

12'9" x 8'0" (3.89 x 2.46)

This double bedroom has grey carpet, painted white decor, radiator and leaded stained single glazed window with additional secondary single glazed window.

BEDROOM TWO

9'4" x 9'4" (2.87 x 2.87)

This double bedroom has grey carpet, painted white decor, radiator and leaded stained single glazed window with additional secondary single glazed window.

BATHROOM

5'7" x 7'10" (1.71 x 2.39)

The stylish bathroom has a white three piece suite comprising of a panelled shaped bath with glass screen and chrome rain head shower over, tiled splashbacks, low flush w.c and a ceramic hand basin set into a grey gloss vanity unit with chrome mixer tap, with grey wood effect vinyl flooring and painted white decor.

LIVING ROOM/KITCHEN

13'5" x 12'9" (4.10 x 3.89)

This super open plan living area is dual aspect with windows letting in lots of light, these are single leaded windows with additional secondary single glazed windows. With painted white decor, grey wood effect vinyl flooring and the modern kitchen area has a great range of grey gloss wall and base unit with a complimentary laminated worktop, stainless sink with chrome mixer tap. Integrated appliances include an electric four ring hob, extractor, oven, washer dryer, dishwasher and fridge freezer. With space for a bistro table and also a sofa and side tables.

GENERAL INFORMATION

Tenure: Leasehold

Total Floor Area: 484.00 sq ft / 45.00 sq m

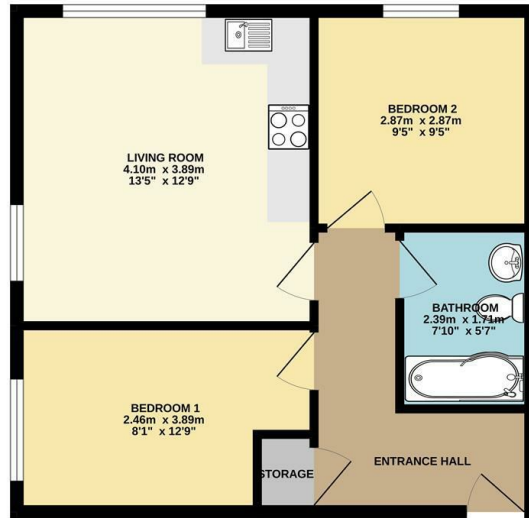
Energy Performance Rating: D

Central Heating: Electric Boiler

Single Glazed Leaded Windows and Additional Secondary Single Glazing



GROUND FLOOR
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA - 45.0 sq.m. (484 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency (see the green).
Made with SketchUp 2022

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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 will be no delay in agreeing the sale.

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DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

MODERN METHOD OF AUCTION

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £80,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

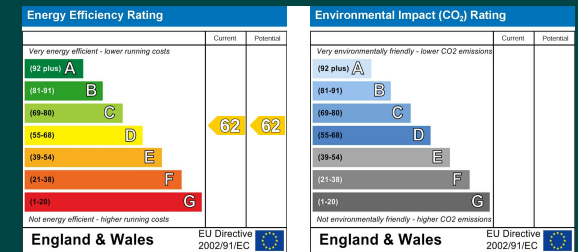
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional.



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