



Linacre House, Archdale Close, Chesterfield, Derbyshire S40 2GE

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£118,000

PINWOOD



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£118,000

2 bedrooms
1 bathrooms
1 receptions

- IDEAL FOR FIRST TIME BUYER OR INVESTOR (Potential 7.3% Gross Yield)
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- TWO DOUBLE BEDROOMS - NEUTRAL DECOR AND CARPETS
- ALLOCATED OFF ROAD PARKING SPACE IN COMMUNAL CAR PARK
- WALKING DISTANCE TO TOWN CENTRE AND MAIN COMMUTER ROUTES
- SPACIOUS LOUNGE
- CLOSE TO TRAIN STATION AND ROYAL HOSPITAL, M1 MOTORWAY AND MAIN COMMUTER ROUTES
- DOUBLE GLAZING AND ELECTRIC HEATING
- CLOSE TO LOCAL AMENITIES, SHOPS, RESTAURANTS, BARS AND RETAIL PARKS



IDEAL FOR FIRST TIME BUYERS OR INVESTORS (POTENTIAL 7.3% GROSS YIELD)**TOWN CENTRE LOCATION** This is a first floor TWO DOUBLE bed luxury apartment that has been created for modern living and low maintenance. Featuring a modern kitchen with integrated oven, hob and extractor, spacious lounge, modern bathroom with white suite, bath with shower over bath, two double bedrooms and allocated off road parking space in the communal car park. Close to the town centre and with great access to local amenities, retail parks, M1 Motorway access, [Train Station, Hospital and commuter routes. uPVC Double Glazing and Electric Heating. Neutral Decor and Carpets. Viewing is highly recommended!

****VIDEO TOUR AVAILABLE - TAKE A TOUR****

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE A VIEWING OR MORE INFORMATION****

ENTRANCE HALL

This first floor apartment is accessed through the communal front door from the communal car park, on entering there is a welcoming hallway with neutral carpet and neutral painted décor, wall mounted electric heater, entry intercom phone and built in storage cupboard.

LOUNGE

13'6" x 13'0" (4.12 x 3.97)

This light and airy lounge offers painter decor with a feature wallpapered wall. There are inset spotlights and carpet. uPVC double glazed window and electric heater.

KITCHEN

9'10" x 6'0" (3.02 x 1.83)

The modern kitchen has a good range of beech drawers, wall and base units with a complementary laminated worktop incorporating a stainless sink with chrome mixer tap, integrated oven, four ring electric hob and extractor, space/plumbing for a washing machine and space for a tall fridge freezer. With tiled flooring, neutral painted décor, inset spotlighting and a wall mounted heater.

BEDROOM ONE

13'3" x 10'9" (4.06 x 3.30)

The double bedroom has neutral painted décor with a feature wallpaper to one wall, neutral carpet, uPVC window and wall mounted electric heater.

BEDROOM TWO

12'8" x 8'7" (3.87 x 2.64)

The bedroom has neutral painted décor, neutral carpet, two uPVC windows and wall mounted electric heater.

BATHROOM

8'4" x 7'0" (2.56 x 2.15)

The bathroom offers a chrome shower over bath with glass shower screen. There is low flush w.c and hand basin with beech vanity unit and chrome taps. There is neutral painted décor, wall mounted electric heater. tiled flooring and inset spotlights.

OUTSIDE

To the front of the building is a communal car park with an allocated space for this apartment and communal well kept grounds.

GENERAL INFORMATION

Tenure: Freehold

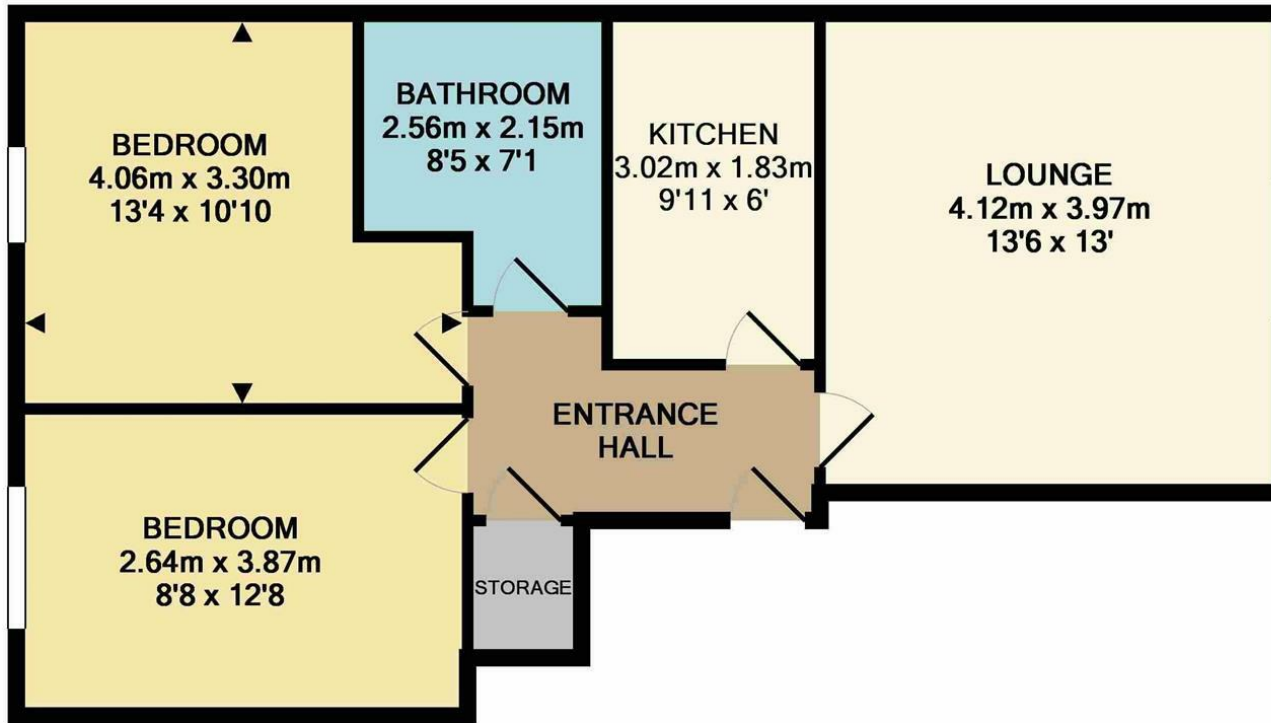
Council Tax Band: B

EPC Rating: B

Total Floor Area:

Electric Heating: 583.00 sq ft / 54.2 sq m

uPVC Double Glazing



TOTAL APPROX. FLOOR AREA 54.2 SQ.M. (583 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given

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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

RESERVATION AGREEMENT

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	82	86	EU Directive 2002/91/EC	84	81
England & Wales			England & Wales		

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