



## Horse Chestnut Close, Chesterfield, Derbyshire S40 2FL

 1  1  2  C

**£750 Per Month**

PINEWOOD





# Horse Chestnut Close

**Chesterfield  
Derbyshire  
S40 2FL**



**£750 Per Month**

**1 bedrooms  
1 bathrooms  
2 receptions**

- Single Garage & Allocated Off road Parking for One Car
- Modern Kitchen with Integrated Oven, Hob and Extractor, Washing Machine and Tall Fridge Freezer
- Modern Bathroom with White Suite and Shower over Bath
- One Double Bedroom
- Open Plan Lounge & Dining Area/Second Reception Room
- Neutral Painted Décor and Carpets
- Your Own Front Door
- Gas Central Heating and uPVC Double Glazing -Council Tax Band A
- Juliet Balcony to Lounge
- Town Centre Location - Easy Access to the M1 Motorway and Main Commuter Routes



**\*\*TOWN CENTRE LOCATION\*\*MODERN APARTMENT  
WITH GARAGE AND YOUR OWN FRONT DOOR!\*\***

This ONE DOUBLE bedroom first floor apartment with single garage and allocated off road parking for one car is located on the Spires development just off Derby Road. Close to all amenities, retail parks and walking distance to the town centre.

Ideal for commuter links, Jnct 29 M1, Dronfield and Sheffield.

The property is entered through tyour own front door with stairs rising to the first floor, neutrally decorated throughout the property and comprises of a lounge with juliet balcony, dining area (second reception room), modern fitted kitchen with washing machine, tall fridge freezer and built in oven, hob and extractor, modern white bathroom suite with shower over bath. Viewing is highly recommended .uPVC Double Glazing and Gas Central Heating. 12 MONTH CONTRACT PREFERRED

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

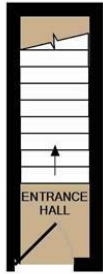
**\*\*PLEASE CALL PINWOOD PROPERTIES FOR  
INFORMATION ON HOW TO APPLY OR TO ARRANGE  
YOUR VIEWING\*\***

**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

TOTAL APPROX. FLOOR AREA 62.9 SQ.M. (677 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  
Made with Metropix ©2018



GROUND FLOOR  
APPROX. FLOOR  
AREA 3.5 SQ.M.  
(38 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 59.3 SQ.M.  
(639 SQ.FT.)



| 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                                   |                         |  | (69-80) B   |
| (69-80) C                                   |                         |  | (55-68) C   |
| (55-68) D                                   |                         |  | (39-54) D   |
| (39-54) E                                   |                         |  | (21-38) E   |
| (21-38) F                                   |                         |  | (1-20) F  |
| (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 | England & Wales                                | EU Directive 2002/91/EC   |

Mansfield branch  
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

