



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

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**£105,000**

**PINEWOOD**



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



**£105,000**

**1 bedroom  
1 bathroom  
1 reception**

- NO CHAIN- IDEAL INVESTMENT OR FIRST TIME BUY
- OPEN PLAN KITCHEN/LOUNGE AREA WITH JULIET BALCONY AND VIEWS
- LARGE DOUBLE BEDROOM WITH STUDY/OFFICE AREA -PLENTY OF SPACE FOR WARDROBES
  - MODERN BATHROOM WITH SHOWER OVER BATH
  - MODERN KITCHEN WITH INTEGRATED APPLIANCES
  - ELECTRIC HEATING - DOUBLE GLAZING - COUNCIL TAX BAND A
  - OFFICE/STUDY AREA - OR HOW ABOUT A DRESSING AREA INSTEAD?
  - ENTRANCE HALL WITH STORE AND ADDITIONAL LOCKABLE STORE TO GROUND FLOOR COMMUNAL AREA
    - ALLOCATED PARKING SPACE IN THE COMMUNAL CAR PARK
- WALKING DISTANCE TO THE TOWN CENTRE, TRAIN STATION, COLLEGE AND HOSPITAL - EASY ACCESS TO THE M1 MOTORWAY JUNC 29



NO CHAIN - Welcome to this charming apartment perfectly located in the heart of Markham Quay, Camlough Walk, Chesterfield, Derbyshire.

This delightful second-floor apartment offers a cosy retreat with one reception room with juliet balcony, one double bedroom, one study area and one bathroom, perfect for those seeking a comfortable and convenient living space.

With a generous 575 sq ft of living area, this apartment provides ample space for relaxation and entertainment. The well-appointed reception room is ideal for hosting guests or simply unwinding after a long day. The bedroom offers a peaceful sanctuary for restful nights, while the bathroom provides modern amenities for your convenience, with a white suite and shower over bath.

Situated in a prime location this property offers easy access to local amenities, shops, and restaurants, ensuring that everything you need is right at your doorstep. Walking distance to the train station, college, hospital and town centre and with easy access to the main commuter routes and M1 motorway.

Additionally, with parking available for one vehicle, you can enjoy the convenience of having your own designated parking space.

Don't miss the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the comfort and convenience that this property has to offer. Double Glazing and Electric Heating.

#### ENTRANCE HALL

The apartment is located on the second floor and accessed via the stairs or the lift, the entrance hall has laminate flooring, painted decor, eclectic heater, entryphone and store.

#### BATHROOM

6'11" x 6'6" (2.11 x 2.00)

The modern bathroom has a white three piece suite comprising a paneled bath with shower over, pedestal hand basin with chrome taps, vinyl flooring, painted decor, wall mounted heater and double glazed window.

#### BEDROOM

14'0" x 9'10" (4.29 x 3.00)

The double bedroom has plenty of space for wardrobes, with laminate flooring, painted decor, electric heater and double glazed window. ,

#### STUDY/OFFICE AREA

5'10" x 5'2" (1.78 x 1.60)

This space is open plan to the bedroom, with laminated worktop, ideal for use as an office or a dressing area.

#### KITCHEN/LOUNGE

20'2" x 10'9" (6.15 x 3.29)

The kitchen has a good range of drawers, wall and base units with a complementary laminated worktop, incorporating a stainless sink with chrome mixer tap, integrated oven, hob and extractor, space/plumbing for a washing machine and a tall fridge freezer, with double glazed window, laminate flooring and painted decor, being open plan to the lounge area which has a juliet balcony. and heater.

#### OUTSIDE

With an allocated parking space to the communal car park and visitor spaces.

#### GENERAL INFORMATION

Tenure: Leasehold

Council Tax Band: A

EPC Rating: C

Total Floor Area: 575.00 sq ft / 53.4 sq m

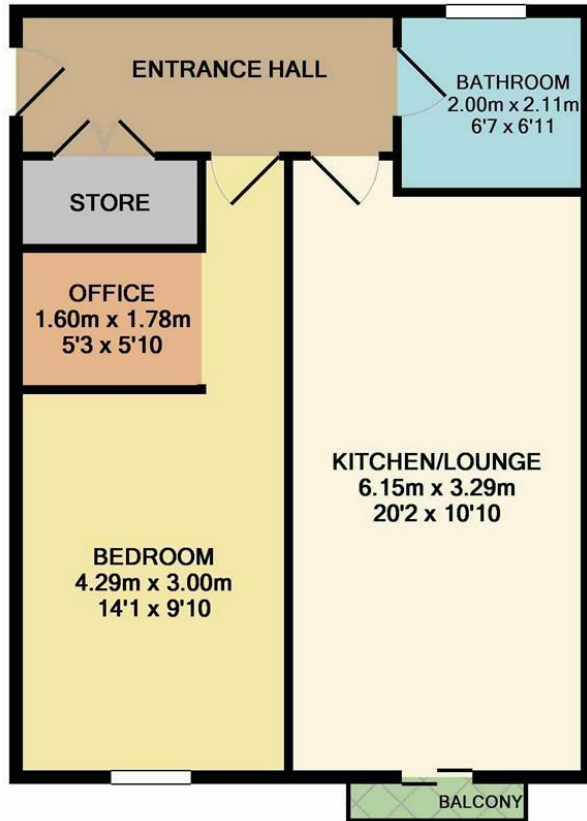
Double Glazing

Electric Heating

#### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavor 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 MAY BE AVAILABLE**



TOTAL APPROX. FLOOR AREA 53.4 SQ.M. (575 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

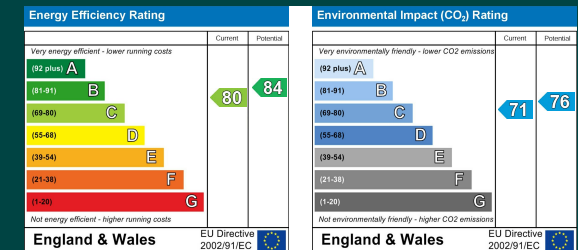
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The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient 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.



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