



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

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**Asking Price £105,000**

**PINEWOOD**



# Linacre House Archdale Close Chesterfield Derbyshire S40 2GE



**Asking Price £105,000**

**1 bedroom  
2 bathrooms  
1 reception**

- NO CHAIN - IDEAL FOR THE FIRST TIME BUYER OR INVESTOR
- DOUBLE BEDROOM WITH ENSUITE SHOWER ROOM AND DRESSING AREA/OFFICE AREA TO BEDROOM
  - MODERN BATHROOM WITH WHITE SUITE
- SEPERATE KITCHEN WITH INTEGRATED OVEN, HOB, EXTRACTOR, WASHING MACHINE AND FRIDGE FREEZER
  - SPACIOUS LOUNGE/DINER
- ALLOCATED PARKING SPACE IN THE COMMUNAL CAR PARK
- ELECTRIC HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
  - NEUTRAL DECOR AND CARPETS/FLOORING
- EASY ACCESS TO THE MAIN COMMUTE ROUTES - A61 AND M1 MOTORWAY JUNC 29
- WALKING DISTANCE TO THE TOWN CENTRE AND RETAIL PARKS CLOSE BY





Nestled in the charming Archdale Close on the edge of Chesterfield, Derbyshire, this delightful second-floor apartment is a gem waiting to be discovered. This property boasts a spacious lounge diner, perfect for relaxing or entertaining guests. With one double bedroom and two bathrooms, including an ensuite shower room for added convenience, this apartment offers a comfortable living space ideal for both investors and first-time buyers.

The separate kitchen is a standout feature, complete with integrated oven, hob, and extractor, space for a tall fridge freezer and space/plumbing for a washing machine, making meal preparation a breeze. The modern bathroom with a three-piece white suite adds a touch of elegance to the property. Additionally, the allocated parking space in the communal car park ensures you'll never have to worry about finding a spot after a long day.

Located within walking distance to the town centre, easy access to the main commuter routes, M1 Motorway, Train Station, College and Hospital and also close to several Retail Parks.

Whether you're looking for a savvy investment opportunity or searching for your first home, this apartment in Archdale Close presents a fantastic chance to own a piece of Derbyshire. Don't miss out on the chance to make this charming property your own!  
 uPVC Double Glazing and Gas Central Heating

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

\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO ARRANGE YOUR VIEWING\*

#### ENTRANCE HALL

The apartment is entered into the hallway with carpet, neutral painted décor, electric heater, inset spotlighting, storage cupboard and airing cupboard housing the Pulsar Coil system.

#### KITCHEN

9'10" x 2'55"10" (3.00 x .78)

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

#### LOUNGE

13'7" x 12'9" (4.15 x 3.90)

The spacious reception room is perfect for a lounge/diner with neutral carpet and neutral painted décor, inset spotlighting, electric heater and uPVC window.

#### BATHROOM

7'1" x 5'6" (2.17 x 1.69)

The modern bathroom has a white three piece suite including a low flush w.c, bath with chrome taps and a ceramic sink with chrome taps set into a laminated worktop and vanity unit. With tiled flooring, neutral painted décor, inset spotlighting, heater and extractor.

#### BEDROOM

10'2" x 9'8" (3.10 x 2.97)

The double bedroom has neutral carpet and neutral painted décor, electric heater and uPVC window. Being open plan to the office/dressing are and access to the ensuite shower room.

#### DRESSING/STUDY AREA

5'2" x 4'2" (1.59 x 1.29)

Being open plan to the bedroom this space is ideal for a wardrobe, dressing area or office.

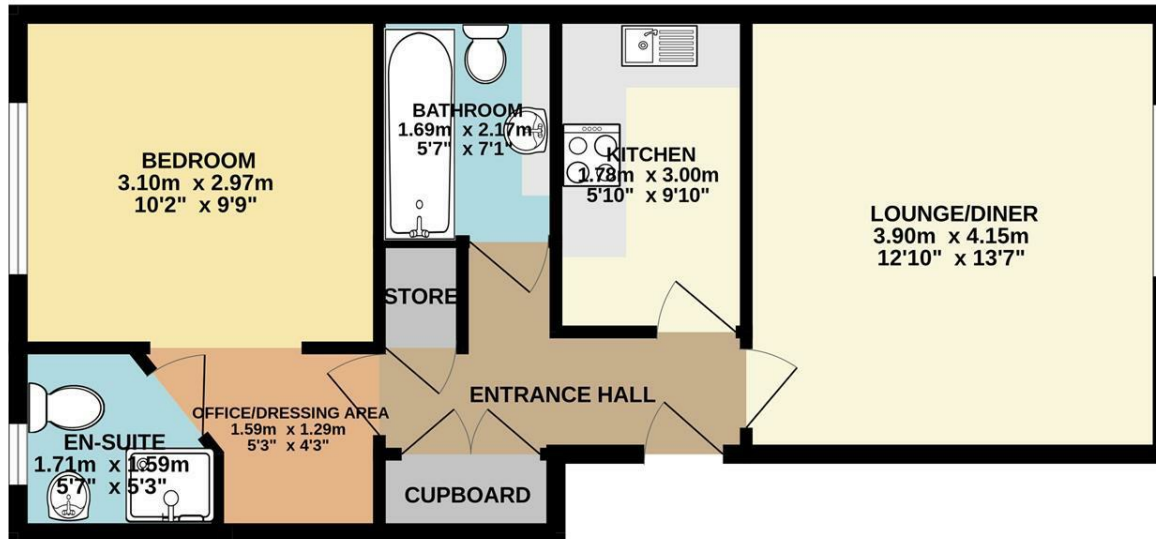
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>76</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
48.3 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA : 48.3 sq.m. (519 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 as to their operability or efficiency can be given.  
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**ENSUITE**

5'7" x 5'2" (1.71 x 1.59)

The stylish and contemporary ensuite shower room has a shower enclosure, low flush w.c and a pedestal hand basin with chrome taps. With tiled flooring, neutral painted décor, extractor, heater, inset spotlighting and a uPVC frosted window.

**OUTSIDE**

There are communal grounds and an allocated parking space in the communal car park.

**GENERAL INFORMATION**

Tenure: Leasehold  
Energy Performance Rating: A  
Total Floor Area: 519.00 sq ft / 48.3 sq m  
Council Tax Band A  
Electric Central Heating  
uPVC Double Glazing

**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.

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