



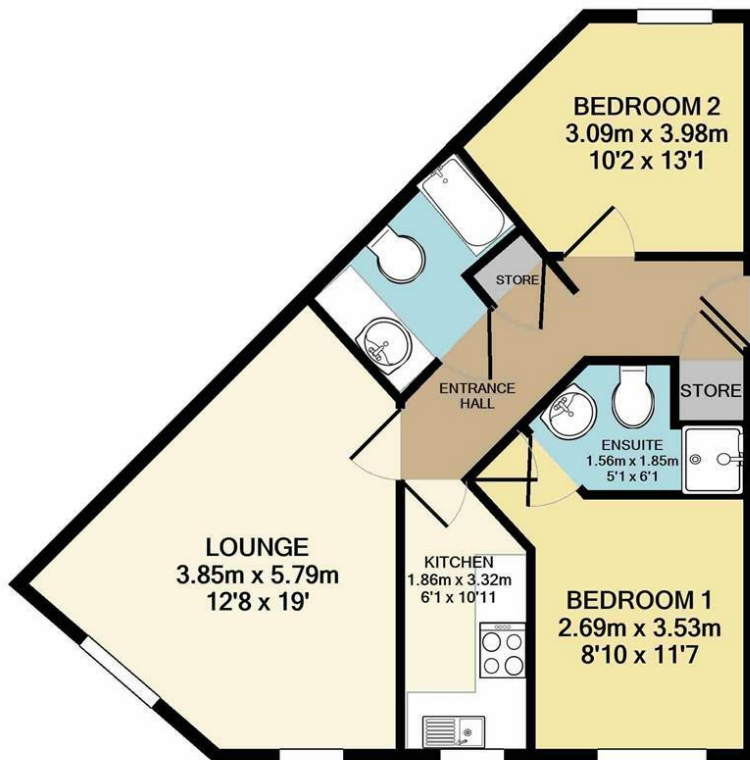
**\*\*TOWN CENTRE\*\*GREAT FOR COMMUTING AND M1 ACCESS\*\***This is a WELL PRESENTED TWO DOUBLE bedroom SECOND FLOOR CORNER APARTMENT within walking distance to Chesterfield town centre and close to all the local amenities, retails parks etc. Easy access to the M1 motorway junc 29 and main commuter routes.

The property comprises of a modern separate kitchen with a built in oven, hob and extractor, tall fridge, freezer and space/plumbing for a washing machine, modern bathroom with white suite with bath, a good size corner lounge/diner, Principal bedroom with en suite shower room and a further double bedroom. With allocated parking in the communal car park, plenty of visitor spaces and secure entry system. uPVC Double Glazing and Electric Heating.

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

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION ON HOW TO APPLY\*\***

- Stylish Two Double Bed Contemporary Corner Apartment
- En suite Shower Room to Principal Bedroom
- Allocated Parking Space in Communal Car Park - Plenty of Visitor Spaces
- Council Tax Band B - uPVC Double Glazing - Electric Heating
- Walking Distance to the Town Centre
- Separate Modern Kitchen With Integrated Oven, Hob and Extractor. Tall Fridge Freezer and Space/Plumbing for a Washing Machine
- Two Double Bedrooms
- Modern Bathroom with White Suite
- Well Placed for Local Amenities -Various Retail Parks Close by
- Great for Commuting Via Main Commuter Routes and Easy Access to M1 Junc 29



TOTAL APPROX. FLOOR AREA 40.6 SQ.M. (438 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	87	61	69

**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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