



**Stevenson House, Tapton Lock Hill, Chesterfield, Derbyshire S41 7GD**

 3  2  1  EPC  D

**£145,000**

**PINEWOOD**



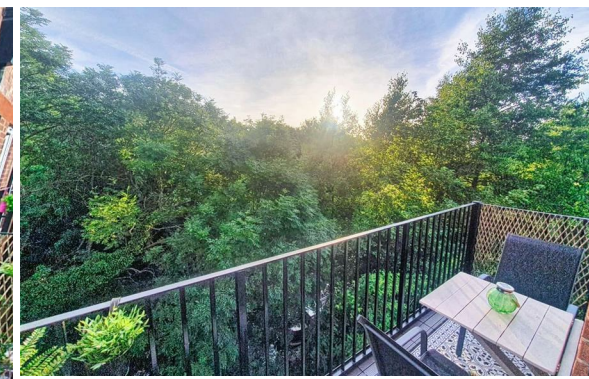
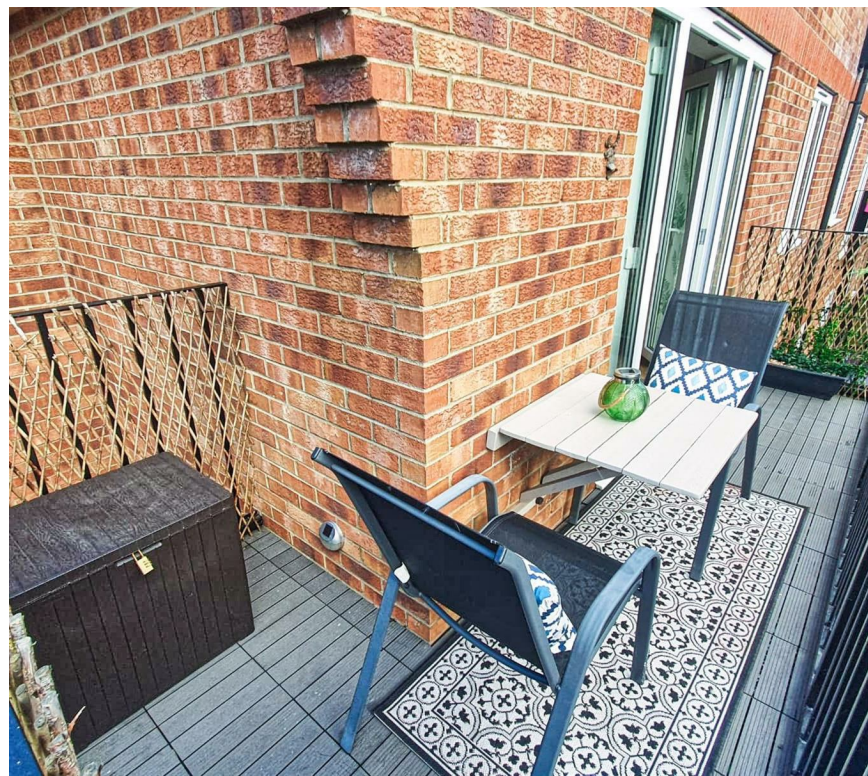
# Stevenson House

## Tapton Lock Hill

### Chesterfield

#### Derbyshire

S41 7GD



# £145,000

**3 bedrooms**  
**2 bathrooms**  
**1 reception**



- OPEN PLAN KITCHEN/LIVING AREA WITH UPVC DOORS OUT TO THE BALCONY
  - IDEAL FOR FIRST TIME BUYERS AND INVESTORS (Poss 6.0% Gross Yield)
    - CORNER BALCONY OVERLOOKING THE CHESTERFIELD CANAL
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH - ENSUITE TO BEDROOM ONE
  - TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM
  - CONTEMPORARY ENSUITE TO PRINCIPAL BEDROOM
- MODERN KITCHEN WITH BREAKFAST BAR, INTEGRATED DISHWASHER, OVEN, HOB AND EXTRACTOR
  - WELL PRESENTED STYLISH APARTMENT
- TWO PERMIT PARKING SPACES IN THE SECURE COMMUNAL CAR PARK
- ELECTRIC HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B

### ENTRANCE HALL

The apartment is situated on the third floor and you step into the welcoming hallway with two useful stores.

### KITCHEN/LIVING ROOM

21'3" x 19'7" (6.49 x 5.99)

The open plan kitchen living room is a wonderful space for relaxing and entertaining, with uPVC doors leading out the corner balcony with lovely views across the canal and beyond, perfect for the sunsets! the modern kitchen has a good range of drawers, wall and base units with a complementary laminated worktop and breakfast bar, integrated appliances include oven, hob and extractor, dishwasher and washing machine with space for a tall fridge freezer.

### BATHROOM

7'10" x 7'8" (2.41 x 2.34)

The modern stylish bathroom includes a white suite comprising a bath with shower over, low flush w.c and a pedestal hand basin with chrome taps .

### BEDROOM ONE

12'3" x 9'5" (3.75 x 2.89)

This is a double bedroom with carpet, electric heater, painted décor and uPVC window.

### BEDROOM TWO

12'3" x 6'11" (3.75 x 2.13)

This is a double bedroom with hard floor, electric heater, painted décor and uPVC window.

### BEDROOM THREE

11'5" x 6'8" (3.50 x 2.04)

This is a single bedroom with carpet, electric heater, painted décor and uPVC window.

### ENSUITE

The en suite shower room has a white suite with low flush w.c, pedestal hand basin with chrome taps and a low flush w.c

### GENERAL INFORMATION

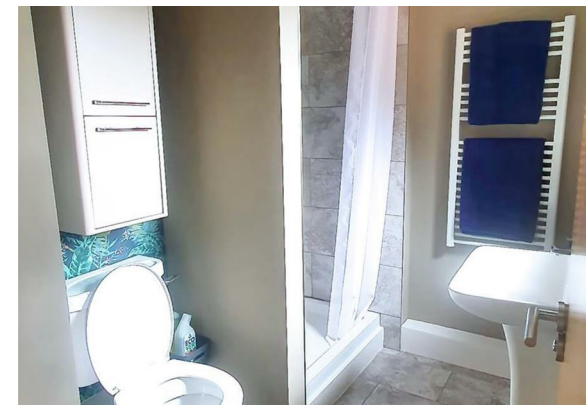
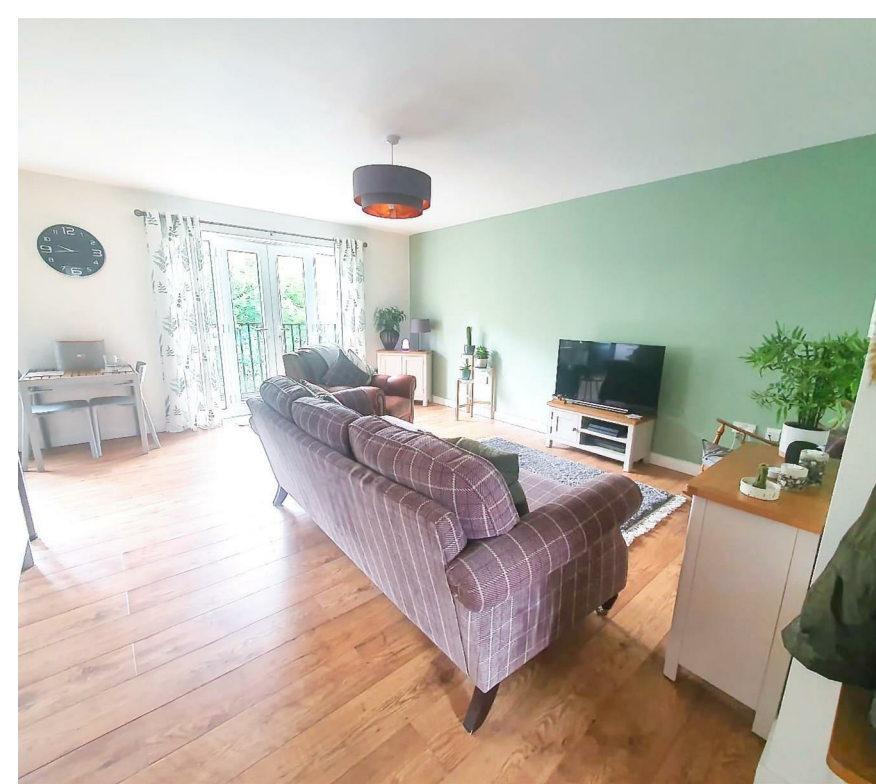
TOTAL FLOOR AREA: 740.00 sq ft / 68.7 sq m

TENURE: LEASEHOLD

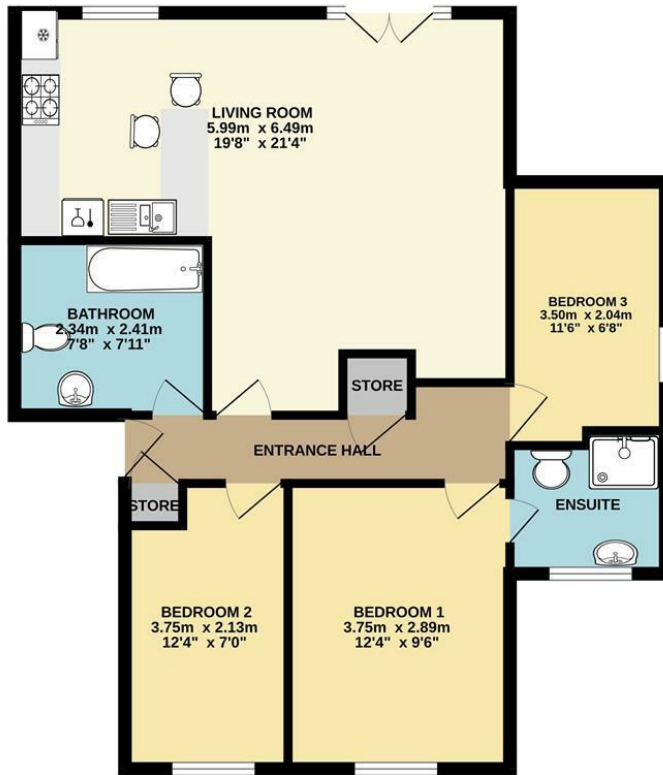
EPC RATING: D

UPVC DOUBLE GLAZING

ELECTRIC HEATING



GROUND FLOOR  
68.7 sq.m. (740 sq.ft.) approx.



TOTAL FLOOR AREA: 68.7 sq.m. (740 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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### 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 MAY BE AVAILABLE

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	79	England & Wales
		60	EU Directive 2002/91/EC

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