



**Glenthorne Close, Brampton, Chesterfield, Derbyshire S40 3AR**

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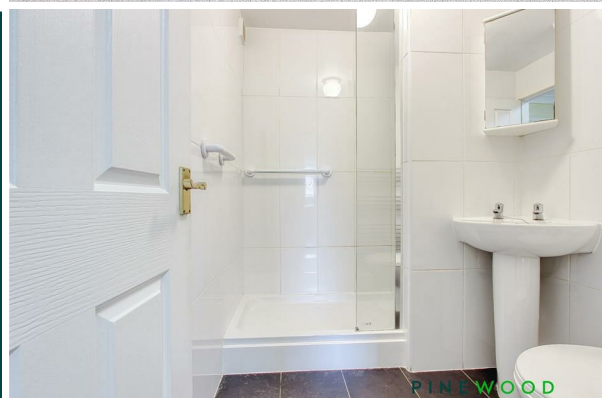
**£125,000**

**P I N E W O O D**





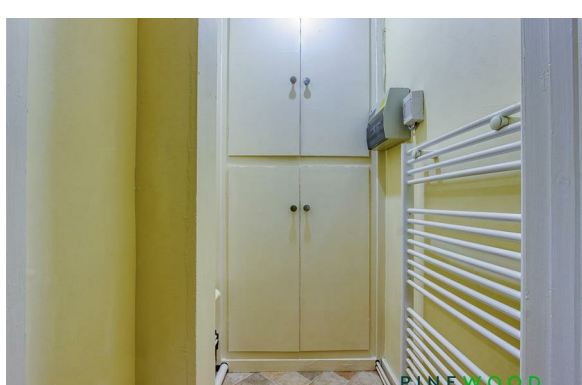
# Glenthorne Close Brampton Chesterfield Derbyshire S40 3AR



£125,000

2 bedrooms  
1 bathrooms  
1 receptions

- Sought After Location of Brampton and all the Amenities on Chatsworth Road
- Single Garage and Communal Car Park For Several Vehicles
- Modern Bathroom with White Suite and Shower Enclosure
- On the Edge of the Peak District
- Close to the Town Centre of Chesterfield, Train Station, College, Hospital and M1 Motorway Junct 29
- Ideal for Investors or First Time Buyers - Long Lease Term
- Gas Central Heating - uPVC Double Glazing - Council Tax Band A
- Cul De Sac Location
- Well Kept Pleasant Communal Gardens
- Spacious Lounge Diner



NO CHAIN AND QUIET CUL DE SAC LOCATION... Welcome to this charming first floor two bed apartment located in the sought-after area of Brampton, Chesterfield, Derbyshire. This delightful property boasts an entrance hall with two storage cupboards, cosy lounge diner, two inviting bedrooms, one double and one single, modern gloss kitchen with integrated appliances and a modern shower room, offering a comfortable living space perfect for individuals or couples.

With a size of 551 sq ft, this apartment provides a warm and welcoming atmosphere, ideal for those looking for a peaceful retreat. The convenience of a single garage and ample off-road parking, ensures that you will always have a secure place for your car.

One of the highlights of this property is its serene communal gardens, meticulously maintained to provide a tranquil outdoor space for residents to enjoy.

Situated on the edge of the Peak District, nature lovers will appreciate the proximity to this stunning national park, offering endless opportunities for outdoor adventures and exploration. Additionally, being close to the town centre of Chesterfield and the ever popular Chatsworth Road and provides easy access to a range of amenities, shops, bars and restaurants, making daily life convenient and enjoyable.

Don't miss the chance to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the comfort and beauty this property has to offer. uPVC Double Glazing and Gas Central Heating

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

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

#### **ENTRANCE HALL**

The property is located on the first floor and is accessed via stairs with a stair lift, on entering there are two storage cupboards, ideal for coat and shoes, wooden laminate flooring, radiator, entry phone and painted decor.

#### **KITCHEN**

7'7" x 7'3" (2.32 x 2.23)

The modern kitchen has a good range of drawers, wall and base units with a complementary laminated worktop, integrated four ring electric hob, extractor and oven, fridge, freezer and washing machine.

#### **LOUNGE DINER**

18'2" x 10'8" (5.55 x 3.27)

The dual aspect lounge diner has a feature fireplace, carpet, two radiators and painted decor.

#### **BEDROOM ONE**

7'8" x 5'11" (2.34 x 1.81)

This double bedroom has carpet, painted decor, radiator and uPVC window. There is also a good range of built in storage and wardrobes.

#### **BEDROOM TWO**

14'0" x 8'3" (4.29 x 2.52)

This is a single bedroom with carpet, painted decor, radiator and uPVC window.

#### **SHOWER ROOM**

7'8" x 5'11" (2.34 x 1.81)

The shower room has tiled flooring and walls with a shower enclosure with chrome shower, corner pedestal hand basin with chrome mixer tap, low flush w.c, and a wall mounted towel radiator,

#### **SINGLE GARAGE**

16'4" x 8'0" (4.99 x 2.46)

The single garage is located to the far right in a bloc of three with up and over door and lighting.

#### **OUTSIDE**

This popular development stands in well maintained communal grounds, the garden is located right outside the back door to this apartment and the property benefits from an allocated parking space in the communal car park and single garage.

#### **GENERAL INFORMATION**

Tenure: Freehold

EPC Rating: D

UPVC Double Glazing

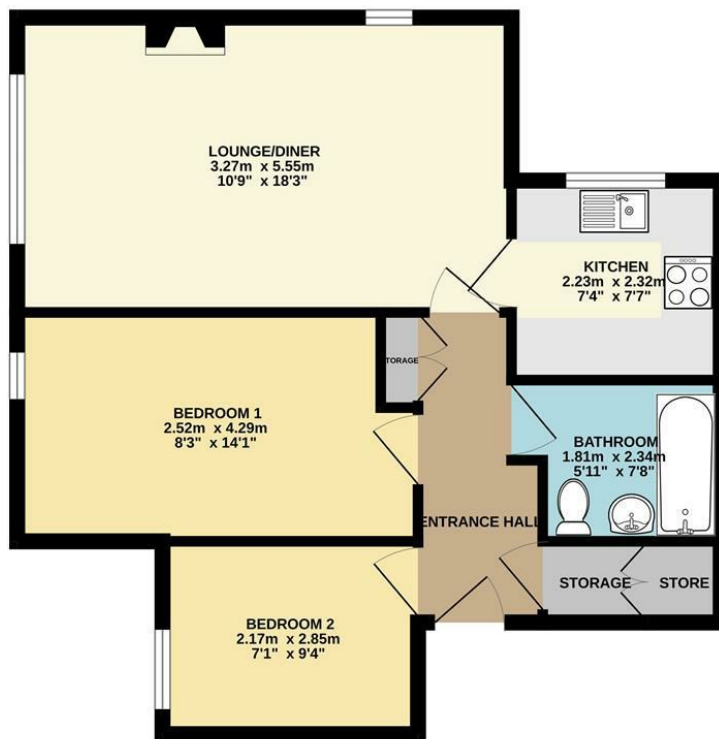
Gas Central Heating - New Combi Boiler Fitted 2022

Council Tax Band - A rated

Total Floor Area: 555.00 sq ft / 51.2 sq m



GROUND FLOOR  
51.2 sq.m. (551 sq.ft.) approx.



TOTAL FLOOR AREA: 51.2 sq.m. (551 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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**RESERVATION AGREEMENT MAY BE AVAILABLE**

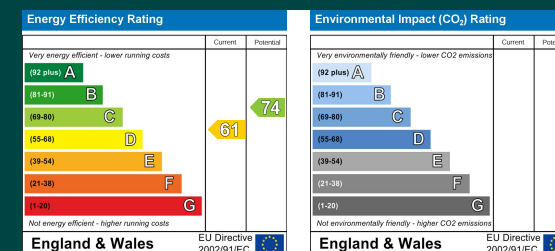
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against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

**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



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