



Kentmere House, Archdale Close, Chesterfield, Derbyshire S40 2GL

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Offers In The Region Of £94,000

PINEWOOD



Kentmere House Archdale Close Chesterfield Derbyshire S40 2GL



**Offers In The Region Of
£94,000**
1 bedrooms
1 bathrooms
1 receptions

- NO CHAIN - OPEN PLAN LIVING
- Ideal For Investors - Approx Gross Yield: 8.6%%
- Allocated Parking Space in the Communal Car Park
- Private Balcony
- Modern Build Close to Town Centre and various retail parks
- Great Commuter Links and Easy Access to the M1 Motorway
- Close to Train Station, College and Hospital
- Epc Rating B
- Double Glazing and Electric Heating - Council Tax Band
- Neutral Décor and Carpet/Flooring

STYLISH LIVING IDEAL FOR FIRST TIME BUYERS OR INVESTORS ALIKE- CHAIN FREEA stunning well presented ONE bedroom first floor apartment located on the Spires development in a popular residential area, close to a host of local amenities and an easy commute to the M1 junction 29 and within walking distance to Chesterfield Town Centre, Train Station and various retail parks. There is a modern open plan kitchen/lounge with breakfast bar and doors leading to the private balcony. There is a double bedroom and a modern bathroom with white suite and shower over bath . Allocated parking. Double Glazing and Electric heating.

****To book you viewing today please call Pinewood Properties****

****3D FLOORPLAN AND VIDEO TOUR AVAILABLE****

***CHAIN FREE* *Allocated Parking *Private Balcony
*Great Investment Opportunity *Modern Build Close to Town Centre
*Great Commuter Links *Close to Train Station *EPC Rating B
*Double Glazing and Electric Heating**

Entrance Hall

The Entrance Hall has neutral painted decor and carpet and gives access into the bedroom, family bathroom and the lounge/diner.

Breakfast Kitchen/Lounge

18'7" x 9'11" (5.66 x 3.03)

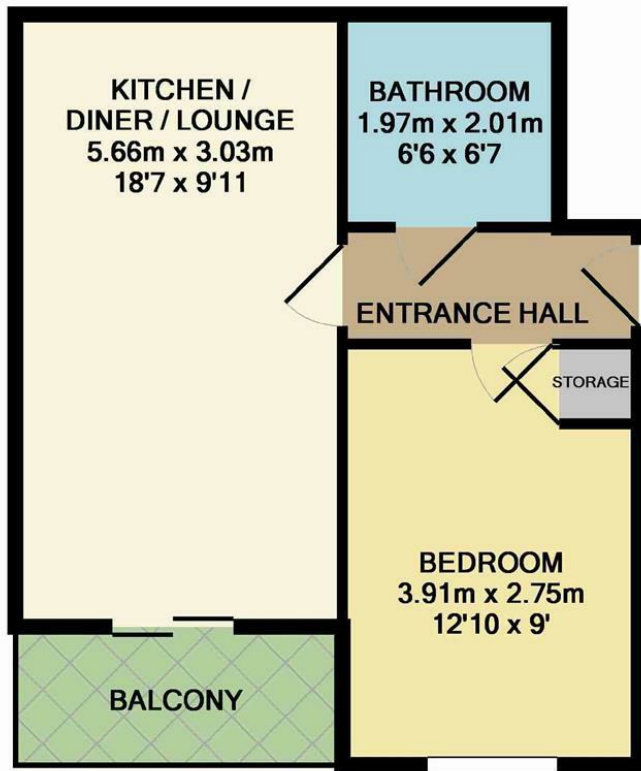
The Breakfast Kitchen is neutrally decorated and appointed with a range of attractive wood effect wall and base units, black marble effect work surfaces and breakfast bar, integrated electric oven, four ring electric hob, extractor fan and inset stainless steel sink with chrome taps. With neutral painted decor and grey linoleum flooring.

LOUNGE: This cosy Lounge benefits from a large patio doors providing ample natural sunlight into the room. They also provide access to the private balcony.

Bathroom

6'6" x 6'7" (1.97 x 2.01)

The Modern Bathroom is part tiled and fitted with a white bathroom suite consisting of a bath with shower over and white tiled surround, wash hand basin with chrome taps set in a white vanity unit and a low flush WC. Wall mounted beech / mirrored cabinet, beech shelves and a glass shelf. Neutrally decorated and black linoleum flooring. The room is fitted with an extractor fan allowing lots of ventilation.



TOTAL APPROX. FLOOR AREA 34.8 SQ.M. (375 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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Bedroom

12'10" x 9'0" (3.91 x 2.75)

This large Double Bedroom has neutral painted decor and neutral carpet and benefits from a large uPVC window and internal storage cupboard.

Exterior

Allocated parking in the communal car park and a secure entry system with entry intercom.

General

Tenure: Leasehold

EPC rating: B

Council Tax Band A

Double Glazing

Electric Heating

Total Floor Area: 375 sq ft / 34.8 sq m

Location

This first floor apartment is located in a highly sought after residential area, close to the local amenities and is perfectly situated for Chesterfield train station and great road links including easy access to junction 29 of the M1, Derby, Sheffield and Nottingham. Within walking distance to Chesterfield Town Centre which benefits from great high street shopping, restaurants and the famous Crooked Spire.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(40-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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