



Linacre House, Archdale Close, Chesterfield, S40 2GE

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Guide Price £120,000





# Linacre House Archdale Close Chesterfield S40 2GE



## Guide Price £120,000

**2 bedrooms  
2 bathrooms  
1 receptions**

- TWO BEDROOM TOP FLOOR APARTMENT - IDEAL FOR FIRST TIME BUYERS OR INVESTORS (APPROX 7% YIELD)
  - SECURE TELEPHONE ENTRY
- MODERN FITTED KITCHEN DINER WITH INTEGRATED APPLIANCES
- SPACIOUS LOUNGE DINER WITH BALCONY AND STUNNING PANORAMIC VIEWS OVER CHESTERFIELD
  - TOW DOUBLE BEDROOMS
  - MODERN BATHROOM AND EN-SUITE WITH WHITE SUITES
- ELECTRIC HEATING- UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
  - ALLOCATED PARKING IN THE COMMUNAL CAR PARK
  - CLOSE TO M1 MOTOWAY AND MAIN COMMUTER ROUTES
- EDGE OF TOWN CENTRE LOCATION CLOSE TO BARS, RESTAURANTS AND GYM AND RETAILS PARKS





**\*\*GUIDE PRICE £120,000 - £130,000\*\*LUXURY TWO BEDROOM PENTHOUSE APARTMENT WITH BALCONY AND VIEWS OVER CHESTERFIELD\*\***

Welcome to this stunning penthouse apartment located on the edge of Chesterfield. This exceptional property boasts two well-appointed double bedrooms, including a main bedroom with an ensuite shower room, providing both comfort and privacy. The spacious living and dining area is perfect for entertaining guests or enjoying a quiet evening at home, and it seamlessly connects to a delightful balcony that offers a lovely outdoor space to relax and unwind with views.

The apartment is ideally situated, making it a perfect choice for those who wish to enjoy the vibrant town centre, with its array of bars and restaurants just a stone's throw away. Additionally, the convenient access to The many retails parks nearby, Chesterfield Royal hospital, College, Train Station. Main Commuter Routes and M1 motorway ensures that commuting to nearby cities is both easy and efficient.

This penthouse apartment is not just a home; it is a lifestyle choice that combines modern living with the convenience of urban amenities. Whether you are a first-time buyer, a young professional, looking to downsize or an investment, with a potential 7% yield this really is a great investment!

Don't miss your chance to make this exceptional property your new home.

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

**Entrance Hall**

Step into a welcoming hallway with fitted carpet and an electric heater. To the left, you'll find a generously sized cloakroom—perfect for coats, shoes, and extra storage.

**Lounge**

14'0" x 15'2" (4.27 x 4.64)

A bright and spacious lounge with fitted carpet, an electric heater, and sleek downlighters. A UPVC window and patio doors open onto the balcony, which overlooks the rear of the property—perfect for relaxing or entertaining outdoors.

**Kitchen**

11'6" x 9'11" (3.53 x 3.03)

The modern kitchen includes tiled flooring, laminate worktops, and wooden unit fronts. Fully equipped with a four-ring electric hob, extractor fan, integrated oven, built-in dishwasher, under-counter space for a washing machine, and a stainless steel sink with drainer. An electric heater keeps the space warm and inviting.

**Bathroom**

5'8" x 7'2" (1.75 x 2.2)

Finished with tiled flooring and downlighters, the main bathroom includes a vanity sink with cupboard storage, a toilet, and a bathtub with tiled splashback—clean, functional, and stylish.

**Bedroom 1**

17'5" x 9'11" (5.33 x 3.04)

The primary bedroom includes fitted carpet, an electric heater, and a UPVC window with front-facing views. It also benefits from a private en suite featuring tiled flooring, a corner shower with tiled splash back, pedestal hand wash basin, toilet, and downlighters for a sleek, modern finish.

**Ensuite**

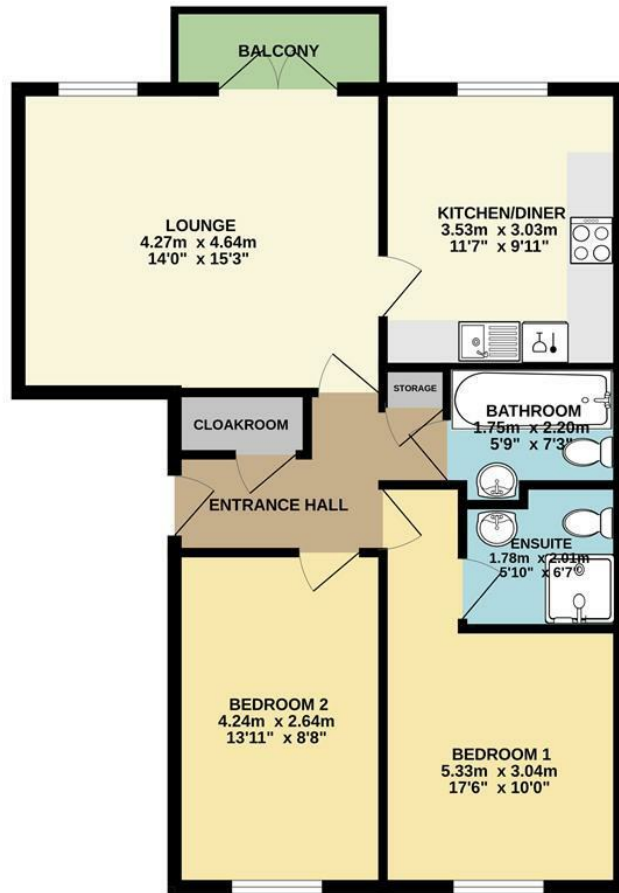
5'10" x 6'7" (1.78 x 2.01)

Finished with tiled flooring and downlighters, the en suite bathroom includes a sink with chrome taps, low flush toilet, and a shower cubicle with tiled splashback—clean, functional, and stylish.





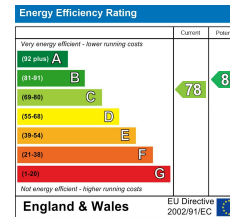
GROUND FLOOR  
64.9 sq.m. (698 sq.ft.) approx.



TOTAL FLOOR AREA - 64.9 sq.m. (698 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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### Bedroom 2

13'10" x 8'7" (4.24 x 2.64)

This comfortable second bedroom features fitted carpet, an electric heater, and a UPVC window overlooking the front of the property. Ideal as a guest room, home office, or nursery.

### Exterior

To the front of the property, you'll find dedicated parking for added convenience and peace of mind.

### 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.

### GENERAL INFORMATION

Tenure: Leasehold  
Total Floor Area  
uPVC Double Glazing  
Electric Heating  
Council tax Band B  
EPC Rating

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

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