



Old Road, Brampton, Chesterfield, Derbyshire S40 3SW

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£149,950

PINEWOOD



Old Road Brampton Chesterfield Derbyshire S40 3SW

£149,950

**2 bedrooms
2 bathrooms
1 receptions**

- PENTHOUSE TWO DOUBLE BED APARTMENT
- SOUGHT AFTER LOCATION - ALLOCATED PARKING SPACE IN THE COMUNAL CAR PARK - AMPLE SPACE FOR VISTORS
- ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- UPVC DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND B
- WALKING DISTANCE TO TOWN CENTRE AND CLOSE TO ALL THE AMENITIES ON CHATSWORTH ROAD
 - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- NEW NEUTRAL MODERN DECOR THROUGHOUT - NEW FLOORING/CARPETS
- GENEROUS LOUNGE/DINING AREA - OPEN PLAN TO THE KITCHEN AREA
 - MODERN KITCHEN IWTH INTEGRATED OVEN, HOB AND EXTRACTOR, WASHING MACHINE AND FRIDEG FREEZER
- IDEAL FOR FIRST TIME BUYERS, INVESTORS. PROFESSIONALS OR THOSE LOOKING TO DOWNSIZE



****NO CHAIN**SOUGHT AFTER LOCATION****

****PENTHOUSE**PERFECT FOR THE FIRST TIME BUYERS, PROFESSIONALS, INVESTORS OR THOSE LOOKING TO DOWNSIZE**NEW DECOR AND NEW CARPETS****Pinewood Properties are delighted to offer this **TWO BED PENTHOUSE APARTMENT** located in the popular area of Brampton, Chesterfield, with easy access to the Peak District, main commuter/bus routes and all the amenities that Chatsworth Road offers. The apartment is located in a secure development with communal entrance door and allocated parking space in the communal car park, plenty of visitor spaces. Internally, the apartment is on the second floor and is accessed via stairs, the apartment is entered through the composite door into the light and bright welcoming hallway with built in storage, bedroom one is a double with access to the luxury ensuite shower room, bedroom two is a double, the bathroom has a white suite with mixer shower, the dual aspect L-shaped living room/diner is open plan to the modern kitchen, having a range of integrated appliances including a washing machine, oven, hob and extractor and space for a tall fridge freezer. With neutral décor and carpet throughout, uPVC Double Glazing and Gas Central Heating.

VIDEO TOUR -TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING

ENTRANCE HALL

The property is accessed via stairs in the communal entrance, through the composite door into the light and bright welcoming hallway with loft access.

BEDROOM ONE

10'6" x 10'2" (3.21 x 3.10)

This double bedroom has neutral décor and carpet, radiator and uPVC window, storage area perfect for hanging clothes/wardrobe and access to the en suite shower room.

ENSUITE

10'2" x 4'7" (3.10 x 1.42)

The contemporary en suite shower room has a built in shower enclosure, low flush w.c and a pedestal hand basin with chrome mixer tap. With part tiled walls and painted décor, grey wood effect vinyl flooring, radiator, inset spotlighting, extractor, radiator and shaver socket.

BEDROOM TWO

11'6" x 8'2" (3.51 x 2.50)

This double bedroom has neutral décor and carpet, radiator and uPVC window.

LIVING ROOM/DINER

23'4" x 12'2" (7.12 x 3.71)

The L-shaped dual aspect living room/diner has neutral carpet, painted décor, two radiators and two uPVC windows and is open plan to the kitchen area.

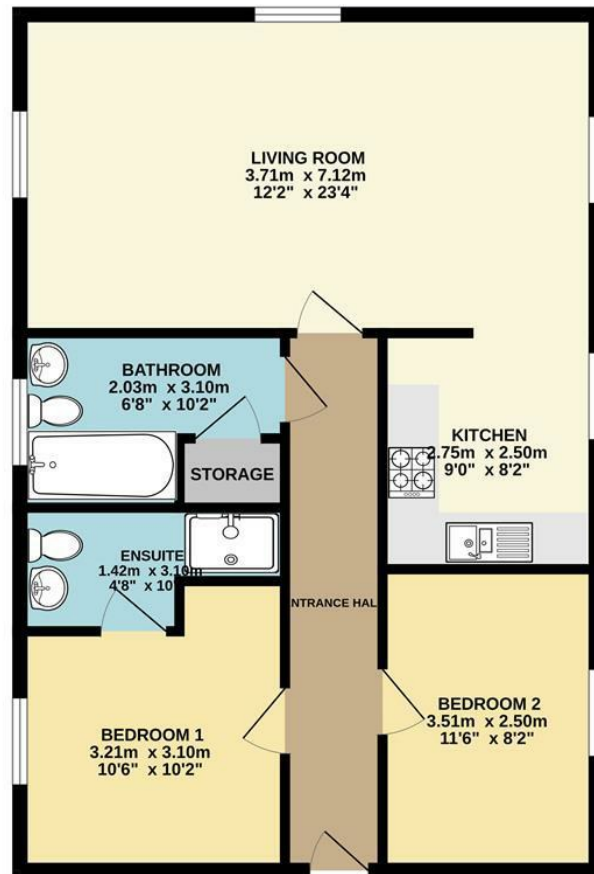
BATHROOM

10'2" x 6'7" (3.10 x 2.03)

The modern bathroom has white three piece suite including a panelled bath with chrome mixer shower/hose, pedestal hand basin with chrome mixer tap and a low flush w.c. With part tiled walls, part painted décor, built in cupboard housing boiler, radiator and uPVC frosted window.



GROUND FLOOR
67.2 sq.m. (723 sq.ft.) approx.



TOTAL FLOOR AREA - 67.2 sq.m. (723 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.

Made with Metropix 6/2024

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	77
EU Directive 2002/91/EC		

KITCHEN

9'0" x 8'2" (2.75 x 2.50)

The modern kitchen has a good range of beech drawer, wall and base units with a complimentary laminated worktop incorporating a stainless sink with chrome mixer tap, integrated four ring gas hob, extractor and oven, washing machine and space for a tall fridge freezer. With grey wood effect vinyl flooring, painted décor, radiator, uPVC window and inset spotlighting,

OUTSIDE

There is allocated parking space in the communal car par, plenty of visitor spaces and well kept communal grounds.

GENERAL INFORMATION

Tenure: Leasehold
Energy Performance Rating: C
Council Tax Band B
Total Floor Area:
Fully uPVC Double Glazed
Gas Central Heating

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.

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