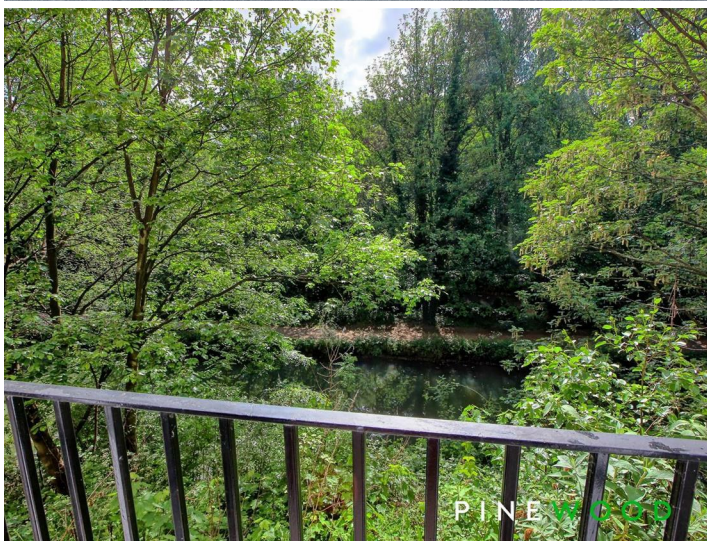




Brindley House, Tapton Lock Hill, Chesterfield, Derbyshire S41 7GG

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- EPC D

£130,000

PINEWOOD



Brindley House Tapton Lock Hill Chesterfield Derbyshire S41 7GG

£130,000

**2 bedrooms
2 bathrooms
1 receptions**

- Ideal Investment Opportunity (Poss 6.7% Gross Yield) or Great First Time Buy
 - New Flooring, New Ensuite Bathroom and New Decor
 - Canal Views From Juliette Balcony
- Open Plan Living Room with Modern Well Equipped Kitchen with Breakfast Bar Fitted July 2021
- Close to Town Centre Amenities, College and the Train Station/Fantastic Commuting Links
- Easy Access to the M1 Motorway and Main Commuter Routes to Sheffield, Dronfield and Derby
- Two Double Bedrooms /Upgraded En-Suite Shower Room to Principle Double Bedroom
 - Secure Gated Off Street Parking and Plenty of Secure Visitor Parking
 - Modern Bathroom with White Suite
 - Electric Heating - Double Glazing - Council Tax Band B



NO CHAIN – Ideal for Home or Investment Opportunity

NEW FLOORING · NEW DECOR · NEW UPGRADED EN-SUITE SHOWER ROOM. LONG LEASE REMAINING

A beautifully presented and upgraded two-bedroom ground floor apartment situated in the highly sought-after Tapton Lock area, just minutes from Chesterfield Town Centre, Chesterfield College, and the Train Station. With excellent transport links to the M1 motorway, Sheffield, Dronfield, and other key commuter routes, this property offers convenience and comfort in equal measure.

Enjoy scenic views of the Chesterfield Canal from the Juliet balcony in the spacious open-plan lounge and kitchen area, which features a modern well equipped kitchen fitted in July 2021, complete with a breakfast bar – ideal for entertaining or everyday living.

The accommodation includes an inviting entrance hall with built-in storage, a generous principal bedroom with a newly upgraded en-suite shower room, a second bedroom currently used as a dressing room, and a modern main bathroom with a stylish white suite.

Further benefits include gated off-street parking, ample secure visitor parking, double glazing, electric heating, and a secure entry system. This low-maintenance apartment is an ideal choice for first-time buyers or investors seeking a well-located, move-in-ready property in a prime commuter area.

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

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

ENTRANCE HALL

The entrance hall offers a welcoming first impression, finished with grey wood-effect laminate flooring and neutral painted décor. It features a built-in storage cupboard, providing practical space for coats, shoes, or household items.

KITCHEN LOUNGE

21'3" x 16'8" (6.49 x 5.10)

The open-plan kitchen and lounge area offers a contemporary and functional living space, perfect for modern lifestyles. The kitchen is fitted with a stylish range of matt grey wall and base units, soft-close drawers, tiled surrounds, and under-unit lighting. It features a Zanussi electric oven, 4-ring electric hob, extractor fan, and an integrated fridge freezer. There is also space and plumbing for a washing machine, along with a stainless steel sink and chrome mixer tap. A breakfast bar provides additional workspace and casual dining. Grey wood-effect laminate flooring, inset spotlights, plinth heating, a wall-mounted electric heater, and a UPVC window enhance the space.

The lounge area continues the sleek design with matching flooring and neutral painted décor. UPVC French doors open onto a Juliet balcony, offering beautiful views over the canal and filling the room with natural light.

BATHROOM

7'10" x 6'6" (2.40 x 2.00)

The bathroom is stylishly finished with a tiled floor and coordinating tiled surrounds. It includes a panelled bath with a chrome mixer shower hose, a pedestal sink with chrome taps, and a modern cistern WC. A wall-mounted chrome towel radiator provides added comfort, while an extractor fan and neutral painted décor complete the space.

BEDROOM ONE

15'9" x 9'2" (4.82 x 2.81)

Bedroom One is a spacious double room, tastefully finished with grey wood-effect laminate flooring and neutral painted décor. A UPVC window fills the room with natural light, while both a wall-mounted electric heater and a radiator ensure comfort throughout the year.

ENSUITE SHOWER ROOM

6'6" x 6'5" (2.00 x 1.97)

This upgraded ensuite is finished to a high standard, featuring grey wood-effect laminate flooring and contemporary painted décor. It includes a sleek shower enclosure with a chrome rainhead shower, a low-flush WC, and a modern white gloss vanity unit with a countertop sink and chrome mixer tap. A wall-mounted chrome towel radiator adds both warmth and style, completing this elegant and functional space.

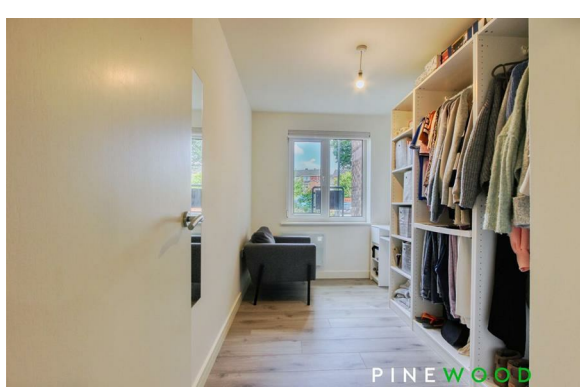
BEDROOM TWO

12'0" x 6'11" (3.67 x 2.13)

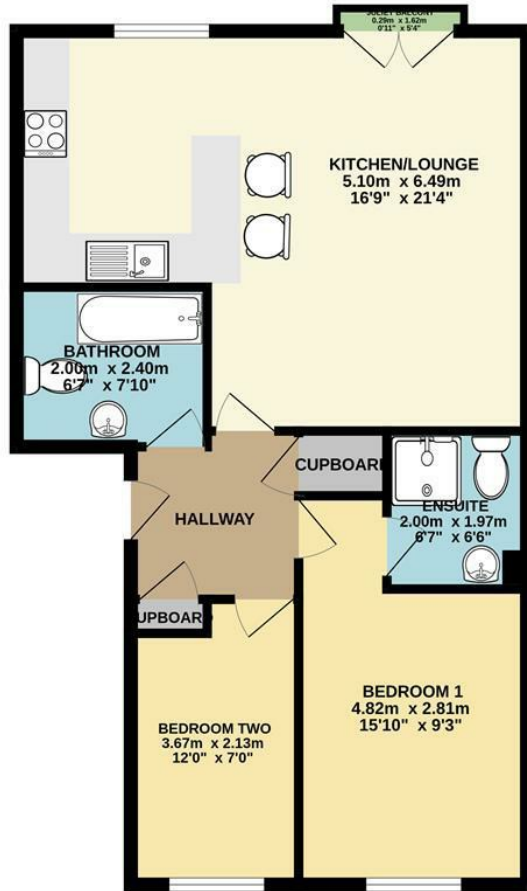
Bedroom Two is a well-presented single room featuring grey wood-effect laminate flooring and neutral painted décor. A UPVC window allows for natural light, while a wall-mounted electric heater provides year-round comfort—ideal as a child's room, guest room, or home office.

EXTERNAL

There is an allocated parking space in the secure gated car park and plenty of visitor spaces, located next to the Chesterfield Canal for walks and communal grounds.



GROUND FLOOR
61.8 sq.m. (665 sq.ft.) approx.



TOTAL FLOOR AREA: 61.8 sq.m. (665 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 6/2025

GENERAL INFORMATION

Total Floor Area: 665.00 SQ FT / 61.8 SQ M
Council Tax Band B
EPC Rating D
Electric Heating
uPVC Double Glazing
Tenure: Leasehold

RESERVATION AGREEMENT MAY BE AVAILABLE

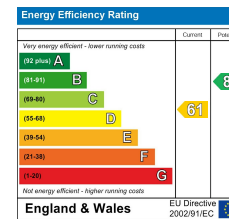
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against 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 a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.



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PINEWOOD

