



**\*\*LUXURY APARTMENT\*\*** This is a stylish well presented, luxury TWO bed first floor apartment set in charming and peaceful surroundings in the village of Old Whittington. Ideal for couples and professionals this property comprises of an open plan living area with remote control fireplace, modern kitchen with breakfast bar, integrated fridge, freezer, microwave, washing machine and dishwasher, modern white bathroom suite with Jacuzzi bath and separate shower cubicle, double bedroom and single bedroom. entry phone, allocated parking in a secure communal car park and only a short distance from local village amenities/schools. Short Drive into the Town of Chesterfield and access to the Main commuter routes. uPVC Double Glazing and Gas Central Heating. Viewing is highly recommended.

**\*\*VIDEO VIEWING AVAILABLE- TAKE A LOOK AROUND\*\***

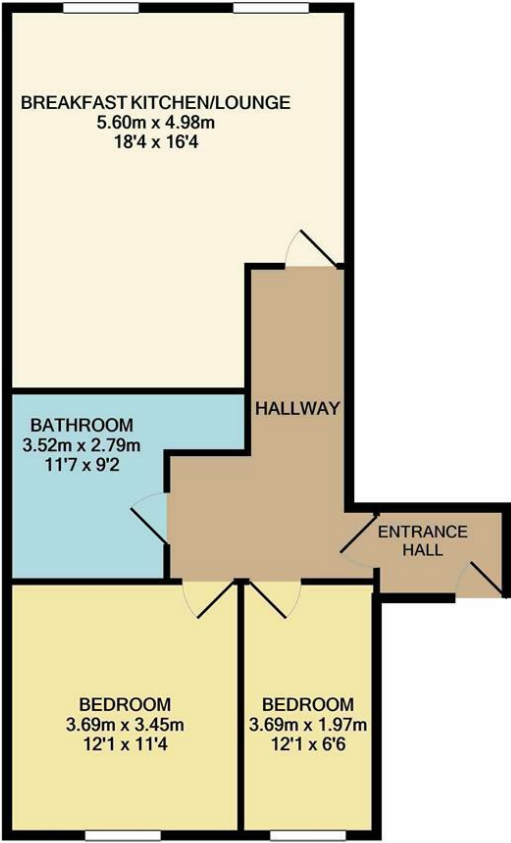
**\*\*If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information\*\***

- Lounge Includes Remote Control Fireplace
- Modern Bathroom Includes White Suite, Jacuzzi Bath and Shower Cubicle
- Secure Allocated Parking in the Communal Car Park
- uPVC Double Glazing and Gas Central Heating - Council Tax Band A
- Quiet Village Location - Close to Local Amenities
- Breakfast Kitchen Includes Integrated Appliances And Breakfast Bar
- One Double Bedroom and One Single Bedroom
- Neutral Decor and Carpets
- Open Plan Living Area
- Close to all Schools and Short Drive into the Towns of Chesterfield, Close to the Main Commuter Routes to Sheffield and Dronfield





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



TOTAL APPROX. FLOOR AREA 64.6 SQ.M. (696 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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GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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