



**\*\*SPACIOUS AND PERFECT FOR PROFESSIONALS\*\*ENSUITE TO BEDROOM ONE\*\*OFF ROAD PARKING FOR ONE CAR\*\***

**YOUR OWN FRONT DOOR!** This TWO bedroom first floor apartment/maisonette needs to be viewed to see how spacious and practical it really is. Located in a cul de sac on a popular residential estate in the town of Clay Cross close to all the local amenities including two supermarkets, branded shops, independent shops, well regarded schools, florists, hairdressers, pubs, new leisure centre ( currently being built), restaurants and much more. Also being ideally situated for access to the towns of Alfreton, Chesterfield and M1 junction 29. The Peak District National Park and Ogston Reservoir are just a short drive away. With its own Bus station and great commuter links.

The first floor apartment comprises an entrance hallway, open plan lounge diner and modern kitchen with oven, hob and extractor, washer dryer, two good sized bedrooms with bedroom one having en-suite shower room and modern bathroom with white suite. The property benefits from neutral décor and carpets throughout. Gas central heating, uPVC Double Glazing and allocated parking.

**\*\*VIDEO TOUR - 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\*\***

- Two Bedroom First Floor Apartment (Own Front Door)
- Open Plan Lounge
- Modern Bathroom with White Suite
- Neutral Decor and Carpets Throughout
- Close to the local amenities of Clay Cross and Easy Access to the M1 Motorway and Main Commuter Routes
- Modern Kitchen with washer dryer, oven, hob and extractor
- Master Bedroom with Ensuite Shower Room
- Allocated Parking For One Car to the Rear in Communal Car Park
- uPVC Double Glazing and Gas Central Heating, Council Tax Band A
- Popular Residential Estate



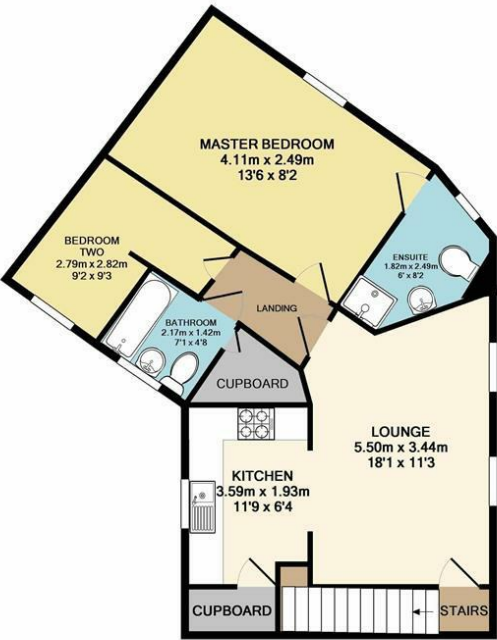


Energy Efficiency Rating	
Current	Potential
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
England & Wales	

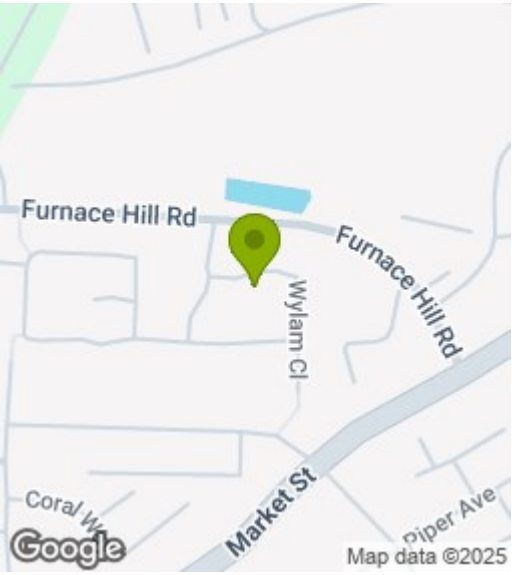
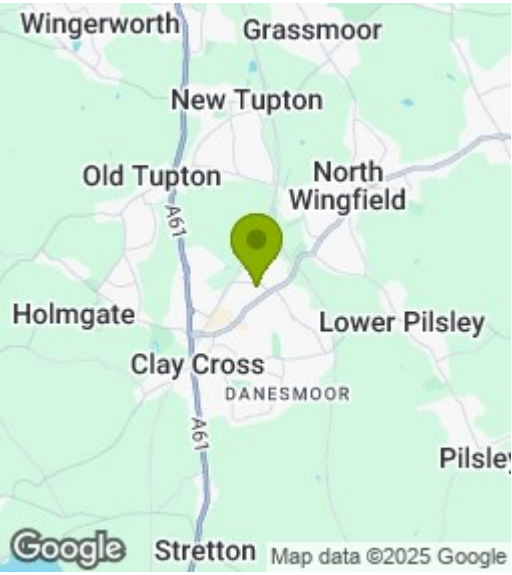


GROUND FLOOR  
APPROX. FLOOR  
AREA 5.6 SQ.M.  
(60 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 67.3 SQ.M.  
(725 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.9 SQ.M. (785 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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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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