



Linacre House, Archdale Close, Chesterfield, Derbyshire S40 2GE

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 EPC

C

£725 Per Month

PINEWOOD





# Linacre House Archdale Close Chesterfield Derbyshire S40 2GE

## £725 Per Month

**1 bedrooms**  
**1 bathrooms**  
**1 receptions**

- ENSUITE SHOWER ROOM TO PRINCIPAL DOUBLE BEDROOM
  - MODERN BATHROOM WITH WHITE SUITE
- DOUBLE BEDROOM WITH STUDY/DRESSING AREA/AREA FOR WARDROBE
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB, EXTRACTOR, WASHER DRYER, FRIDGE FREEZER AND DISHWASHER
- ONE ALLOCATED PARKING SPACE IN COMMUNAL CAR PARK - PLENTY OF VISITOR SPACES
- WALKING DISTANCE TO TOWN CENTRE - IDEAL FOR ACCESS TO M1 MOTORWAY JUNC 29
  - SPACIOUS LOUNGE WITH DINING AREA
- UPVC DOUBLE GLAZING AND ELECTRIC HEATING - COUNCIL TAX BAND A - EPC RATED C
  - NEUTRAL DECOR AND CARPETS/FLOORING THROUGHOUT
- CLOSE TO ALL THE AMENITIES AND RETAIL PARKS OFF DERBY ROAD - EASY ACCESS TO THE M1 MOTORWAY



**\*\*12 MONTHS LET PREFERRED\*\***

**\*\*PART FURNISHED\*\*GREAT TOWN CENTRE LOCATION\*\*ONE BED GROUND FLOOR APARTMENT\*\*ENSUITE TO MAIN BEDROOM\*\***This is a one of the larger styles of apartment on this development. located on the ground floor, this apartment comes with separate modern kitchen with designer fitted kitchen with integrated oven, chimney hood and hob; washer/dryer and fridge/freezer, and also a dishwasher, spacious lounge diner with bay window in the dining area, modern bathroom with a white three piece suite, a double bedroom with a study/dressing area and a modern en suite shower room.

There is also allocated parking in the communal car park, entry phone system, walking distance to the Town Centre, Train Station, Nearby Retails Parks and great access to M1 Motorway Junct 29 and commuter routes for Sheffield, Derby and Nottingham. Neutral Decor and Neutral Carpets.

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

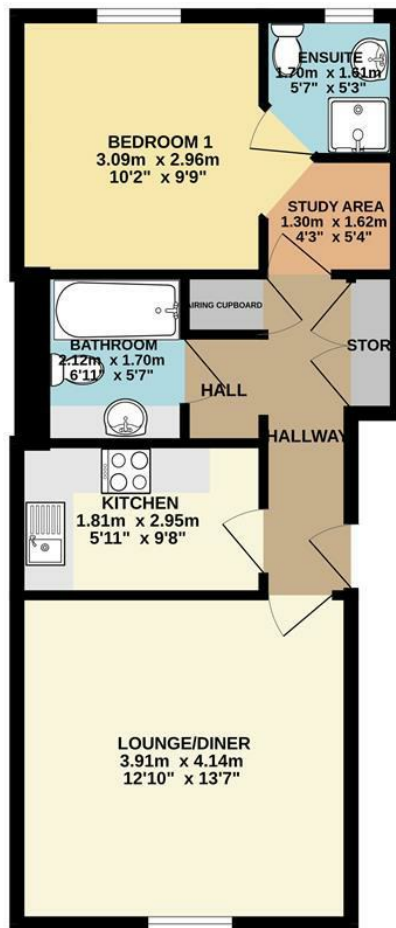
#### **DISCLAIMER**

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 white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.





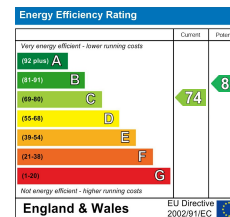
GROUND FLOOR  
45.5 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA: 45.5 sq.m. (490 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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