



1 Burns Drive, Dronfield, Derbyshire, S18 1NJ



1 Burns Drive

£120,000

This lovely one bedroomed ground floor flat is absolutely perfect for the first time buyer, couple or early retired being located on the fringe of the town which hosts an extensive range of local amenities including shops, restaurant and train station.

The exceptionally well presented accommodation offers gas fired central heating and uPVC double glazing and briefly comprises communal entrance hall which serves only a handful of similar apartments with a superb new front door opening to the private entrance hall, living/dining room, well equipped kitchen, double bedroom and excellent bathroom.

Communal grounds and car parking.

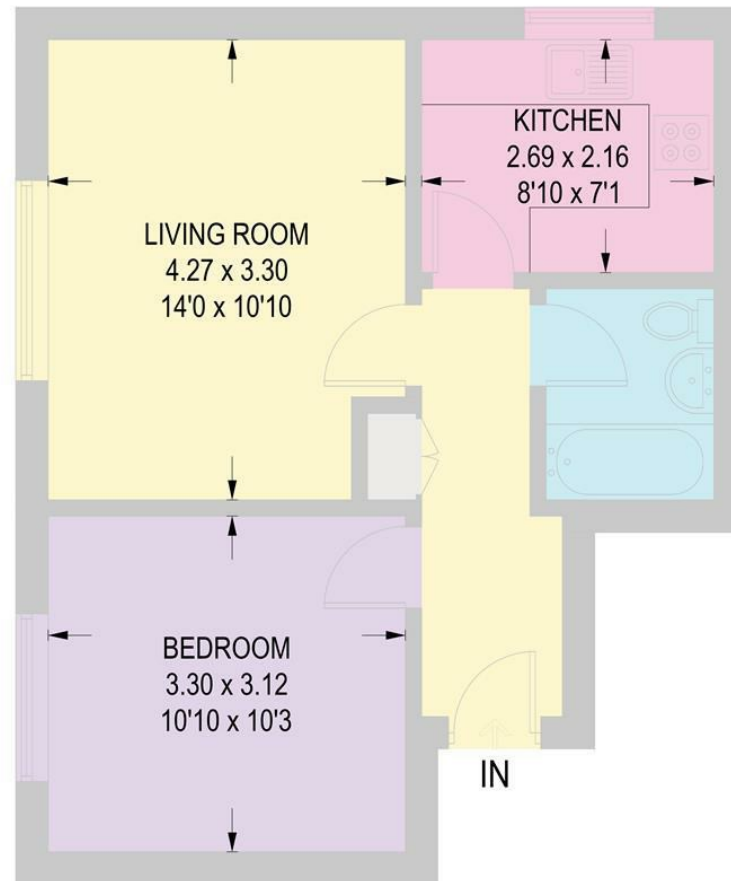
- Lovely well presented flat
- Perfect for FTB, couple or early retired/investor
- Semi rural fringe of the town
- Communal parking and grounds
- New front door
- Separate kitchen and living/dining room
- Viewing recommended
- EPC: D
- Leasehold
- Council Tax Band A





1 BURNS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 39.9 SQ M / 429 SQ FT



GROUND FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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