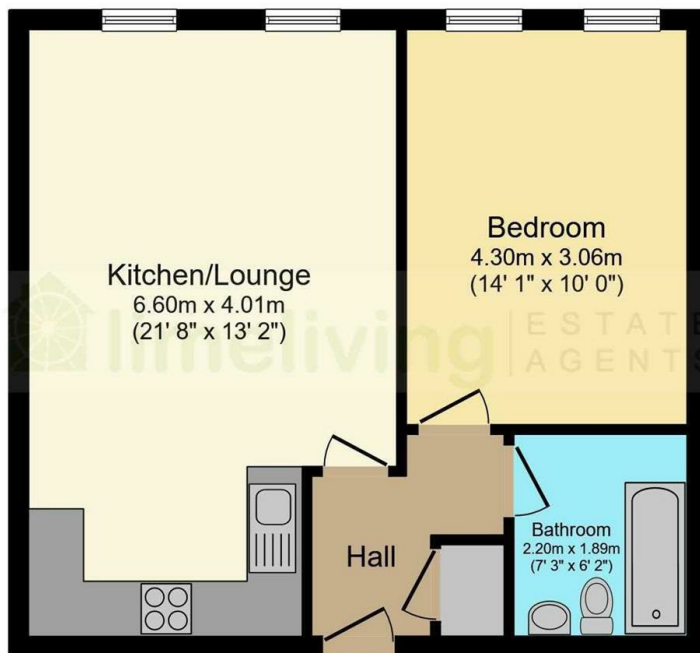




## 112 Piccadilly Heights, Wain Avenue, Chesterfield, S41 0GF

Offers Around £99,950

- \*\*\*Ideal for Investor\*\*\*
- Fixed AST with expiry May 25. (tenant wanting to remain)
- ONE Bedroom & Bathroom
- To be sold with tenant is situ
- Entranace Hall
- Gated Residents Access
- Currently Let at £600 pcm (£7,200 pa)
- Open Plan Lounge Kitchen
- Easy Walking for Town Centre, Train Stn and Hopsital



TOTAL: 47.3 m<sup>2</sup> (509 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

## Directions

## Viewings

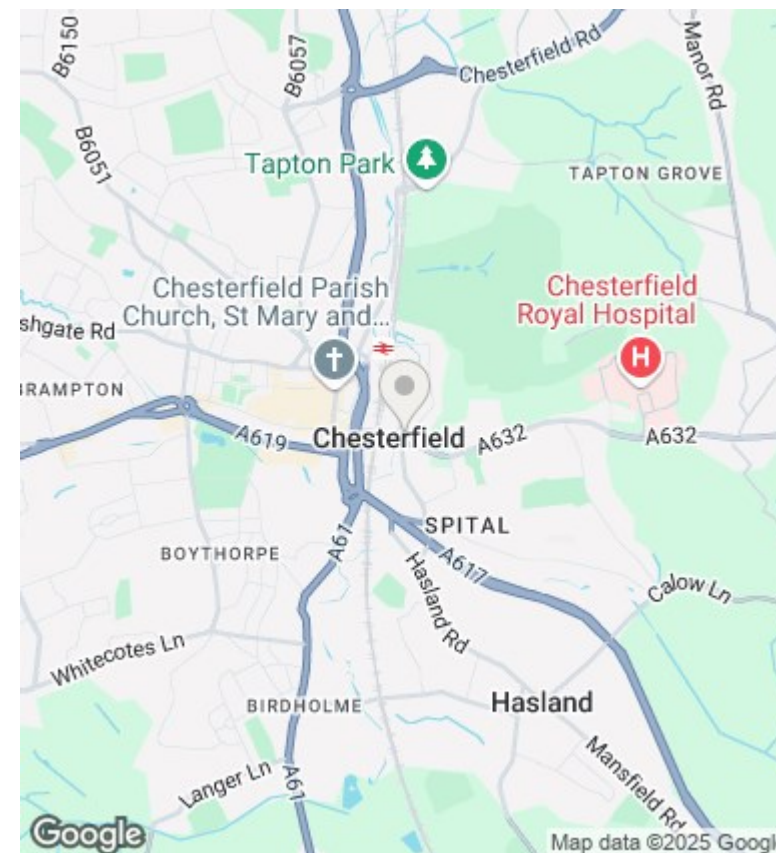
Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## Council Tax Band

A

## EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	