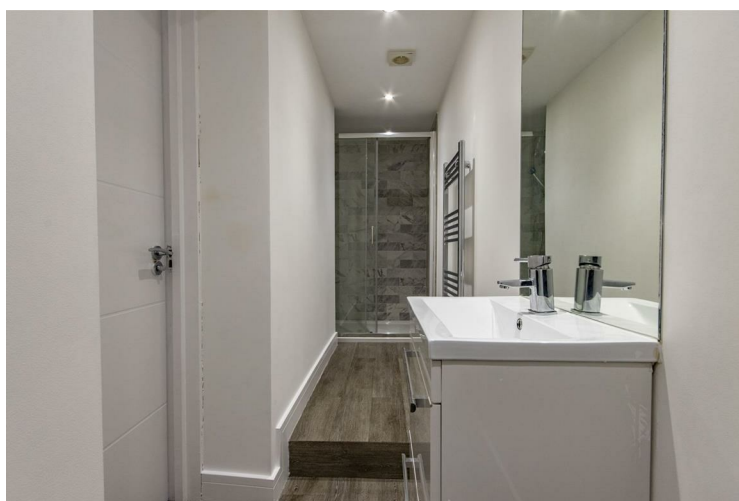




Apartment 10, 1-3 Knifsmithgate,  
Chesterfield, S40 1RF

OFFERS IN THE REGION OF

£99,950

W

WILKINS VARDY

OFFERS IN THE REGION OF

# £99,950

SUPERB TWO BED APARTMENT - FANTASTIC TOWN CENTRE LOCATION - NO CHAIN

Located in the heart of the Town Centre is this two double bedroomed first floor apartment offering 694 sq.ft. of accommodation over two floors. Upon entering the property you are welcomed into a spacious open plan kitchen/living/dining room with shower room/WC off. On the second floor there are two comfortable double bedrooms.

Living in this vibrant area of Chesterfield means you will have easy access to local amenities, shops, bars and restaurants, as well as transport links, making it an ideal choice for a single person or couple.

This property presents an excellent opportunity for first time buyers or investors looking to expand their portfolio. With its appealing layout and prime location, this apartment is sure to attract interest. Book a viewing today!

- Superb Two Bed Apartment set over Two Floors
- Open Plan Kitchen/Living/Dining Room
- Shower Room/WC
- Two Double Bedrooms
- Fantastic Town Centre Location
- NO CHAIN
- EPC Rating: D

## General

Central heating system with Electra boiler  
Timber framed single glazed windows  
Gross internal floor area - 64.5 sq.m./694 sq.ft.  
Council Tax Band - A  
Tenure - Leasehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

Double entrance door opens into a communal entrance hall.

## Communal Entrance Hall

With staircase rising up to the First Floor.

## On the First Floor

An entrance door opens into an entrance hall.

## Entrance Hall

With staircase rising to the Second Floor accommodation.

## Open Plan Kitchen/Living/Dining Room

17'8 x 17'2 (5.38m x 5.23m)

A spacious living/kitchen area, fitted with a range of grey wall and base units with complementary work surfaces and upstands.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a fridge, electric oven and 4-ring hob with glass splashback and stainless steel extractor hood over.  
LVT flooring and downlighting.  
Single glazed leaded bay window.

## Shower Room

Fitted with a 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, wash hand basin with storage below, and a concealed cistern WC.  
Chrome heated towel rail.  
LVT flooring and downlighting.

## On the Second Floor

## Landing

## Bedroom One

15'4 x 8'2 (4.67m x 2.49m)

A good sized double bedroom having downlighting and a double glazed Velux window.

## Bedroom Two

10'8 x 9'1 (3.25m x 2.77m)

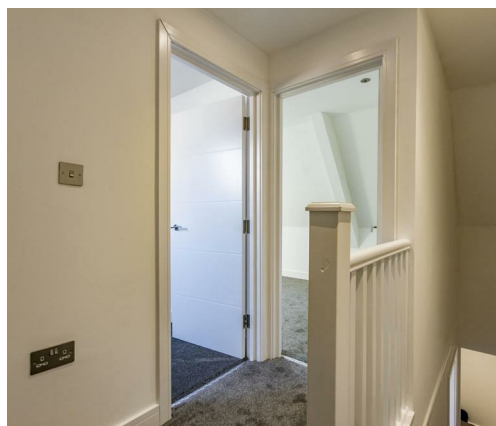
A good sized double bedroom having downlighting and a double glazed Velux window.

## Additional Information

The property is Leasehold with a term of 250 Years from 4th November 2019.

Ground Rent: £87.00 every six months.

Service Charge: £850.00 every six months.

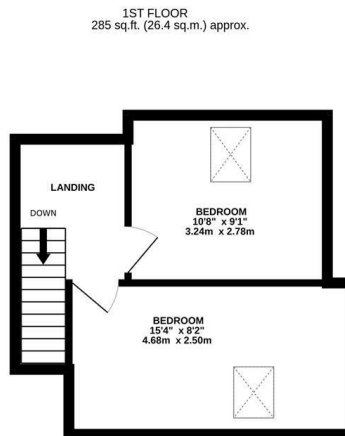
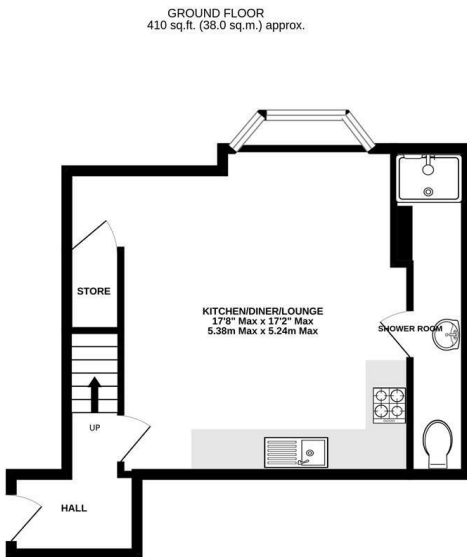


**aprift**  
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

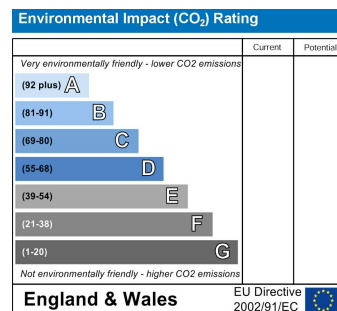
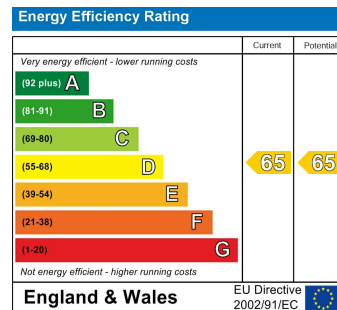
BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) 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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agent  
network

## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk