



6 Lime Tree House, Hunters Walk, Chesterfield, S40 1GB
£177,000 Leasehold



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Hunters Walk
Chesterfield
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Acquire Sales and Lettings are pleased to bring this modern, two double bedroom top floor apartment to the market. This delightful penthouse flat is one of just six in the stunning block which has a private, enclosed communal garden and allocated parking. Located on a cul de sac, in the sought after Lime Tree Park development, it provides excellent access to major road links, schools and shops as well as being walking distance to the town centre and train station. The property is well presented and briefly comprises of entrance hallway giving access to the open plan living/kitchen, two double bedrooms and bathroom. The property is offered vacant possession and no upward chain. There are currently enquiries being undertaken to purchase the freehold.



ENTRANCE HALL

Carpeted flooring and gas central heated radiator. Offers access to open plan living/kitchen, two double bedrooms, bathroom and floor to ceiling two storage cupboards.

OPEN PLAN LIVING/KITCHEN

21' 11" x 13' 7" (6.683m x 4.154m) This open plan room is the heart of the apartment and offers a light and spacious feeling, with Juliette balcony and window overlooking the town with views to the Chesterfield crooked spire. Carpeted flooring in living area, tiles to floor in kitchen and two gas central heated radiators. This modern kitchen offers a range of wall and base units, worktop with inset sink and drainer and central island with pop up plugs and breakfast bar. There are integrated appliances including microwave, dishwasher, washer/dryer, fridge/freezer, two cookers and has hob with extractor hood over.

BEDROOM 1

10' 3" x 13' 5" (3.142m x 4.104m) Carpet to floor, gas central heated radiator, upvc double glazed window and fitted wardrobe.

BEDROOM 2

7' 4" x 11' 8" (2.254m x 3.560m) Carpet to floor, gas central heated radiator, upvc double glazed window and fitted wardrobe.

BATHROOM

6' 8" x 6' 0" (2.045m x 1.829m) Tiles to floor, gas central heated towel rail, extractor fan and upvc double glazed frosted window. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

OUTSIDE

Externally to the property is one allocated parking space. Through the side gate is a very well maintained garden area for use of the residents.

LEASE DETAILS

Ongoing enquiries are underway for the six owners of the apartments to purchase the freehold.

999 year lease from 2019.

£16 monthly service charge for estate.

£475 bi-annual service charge for apartment.

Ground rent included in the above fees.

DISCLAIMER

Council tax band A.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.