

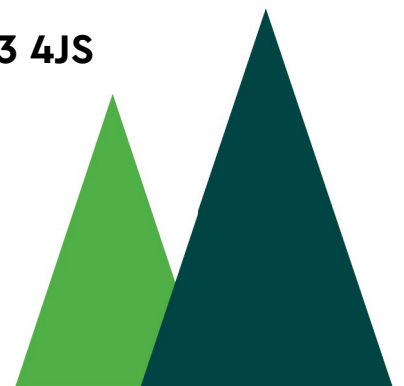
# PINEWOOD



2 Church Street Clowne Chesterfield Derbyshire S43 4JS

 2  2  1  EPC D

Asking Price £110,000



**\*\*CONVENIENT AND DESIRABLE\*\*ALLOCATED PARKING FOR ONE CAR\*\*IDEAL FOR INVESTORS AS POSS 6.0% YIELD\*\*TWO RECEPTION ROOMS\*\*Pinewood are delighted to offer this superb Two DOUBLE bedroom first floor apartment to the sales market. With allocated Parking for one car.**

The accommodation is set over two floors and the space here may surprise you. The lounge is to the front of the property and measures over 7 meters in length! There is a feature fireplace a bow UPVC window and fitted carpets. The dining room has a UPVC window and solid flooring. The kitchen is finished in a white high gloss with worktop space, under counter washing machine and dishwasher. There is also a fridge freezer and induction hob.

Off the entrance hall is a MODERN bathroom. The first floor has two DOUBLE bedrooms and a shower room. Outside has off street parking for one car.

If location is your thing then this could be the place for you, just a short walk from the town of Clowne, close to local amenities and commuter routes and great for access to the M1 Motorway.

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING\*\***

- TWO BEDROOMS
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- CLOSE TO TOWN

- FIRST FLOOR APARTMENT
- TWO FLOORS
- SEPARATE SHOWER ROOM
- UPVC
- OFF STREET PARKING

#### Entrance

5'1" x 5'8" (1.56 x 1.73)

#### Lounge

24'2" x 14'7" (7.38 x 4.46)

#### Dining

16'6" x 10'2" (5.04 x 3.12)

#### Kitchen

9'0" x 10'2" (2.76 x 3.12)

#### Bathroom

10'2" x 5'5" (3.12 x 1.67)

#### Boiler Room

#### Bedroom One

15'6" x 14'9" (4.73 x 4.51)

Reducing to 3.21 x 1.57

#### Bedroom Two

7'8" x 7'3" (2.36 x 2.21)

#### Shower Room

10'1" x 7'3" (3.08 x 2.21)

#### Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

#### General Information

Tenure: Leasehold with approx 960 years remaining on the Lease in 2023

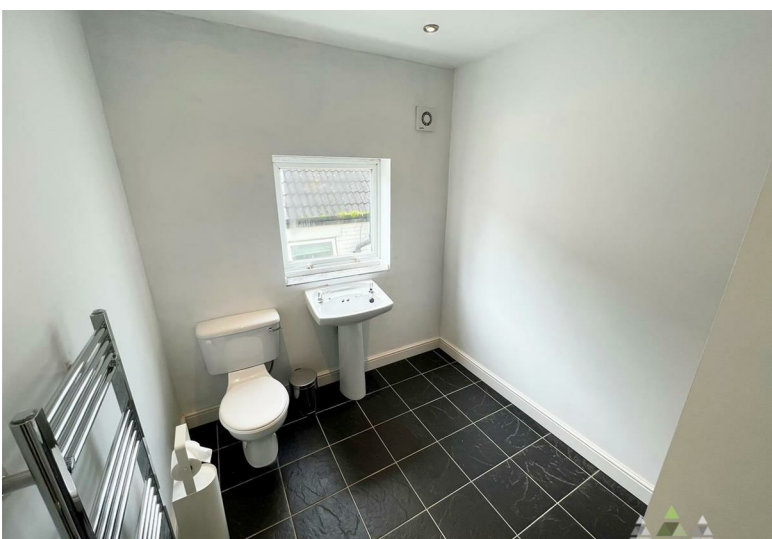
Energy Performance Rating: TBC

Total Floor Area: 1162.00 sq dft / 108.0 sq m

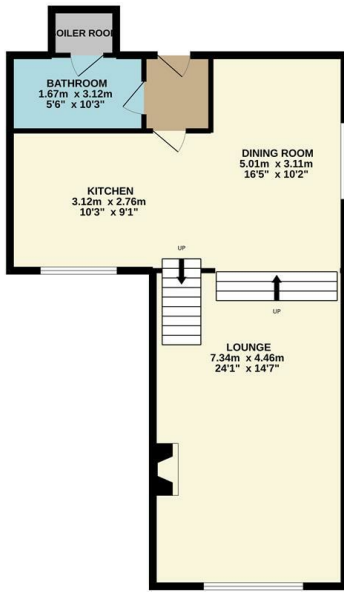
Fully uPVC Double Glazing

Gas Central Heating:

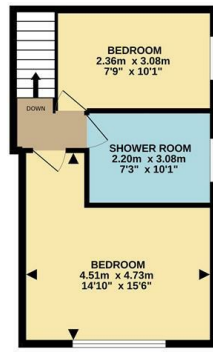
Council Tax Band: B



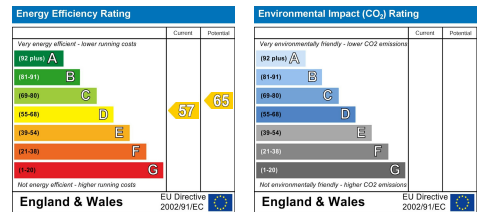
GROUND FLOOR  
72.7 sq.m. (782 sq.ft.) approx.



1ST FLOOR  
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA: 108.0 sq.m. (1162 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied on for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.  
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**DISCLAIMER**

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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