

# PINEWOOD



Vicarage Walk, Clowne, Chesterfield, Derbyshire S43 4FH

 2  1  1  EPC B

Offers In The Region Of £110,000



**DO NOT MISS OUT...**on this delightful two bedroom modern apartment, which is perfect for both investors and first-time buyers alike.

This apartment offers two good sized bedrooms and a bathroom with a white three piece suite.

It provides an open plan living and kitchen area, which creates a spacious and airy feel, perfect for relaxing or entertaining guests. The property's modern construction ensures a contemporary living experience, with all the conveniences of a newer build.

Situated on the second floor, it offers a sense of privacy and with an allocated parking space adds a touch of convenience.

Don't miss out on the opportunity to own this lovely property in a sought-after location. Whether you're looking to invest or take your first step onto the property ladder, this property has something to offer for everyone.

**PLEASE CALL PINWOOD PROPERTIES ON 01246 810519 TO ARRANGE YOUR VIEWING**

- **INVESTMENT OPPORTUNITY**
- **TWO BEDROOM APARTMENT**
- **LARGE FAMILY BATHROOM**
- **ENTRANCE PHONE**
- **TENURE: LEASEHOLD**
- **SOLD WITH A TENANT IN-SITU**
- **LOUNGE / DINER**
- **ALLOCATED PARKING**
- **COUNCIL TAX BAND: A**
- **CURRENT RENTAL £600PCM**

### **Entrance**

Having an entrance phone, central heating radiator, fitted carpet and door through to the hallway.

particular importance to you, please check with the office and we will be pleased to check the position.

### **Lounge / Diner**

The kitchen has white base and wall cabinets with white door and drawer fronts and dark contrasting worktop. Integrated oven, hob and extractor, stainless steel sink, uPVC window to the side aspect under counter automatic, washing machine and enough room at the end of the units for a freestanding fridge freezer with a fully tiled floor, the room then opens up to the living area with carpet flooring, central heating radiators, uPVC French style doors opening to a Juliet balcony.

### **Bedroom One**

A very spacious bedroom neutral decor, a upVC window, fitted carpet and a central heating radiator.

### **Bedroom Two**

Bedroom two is a good size also with a uPVC window to the front and French style double door leading to a Juliet balcony.

### **Bathroom**

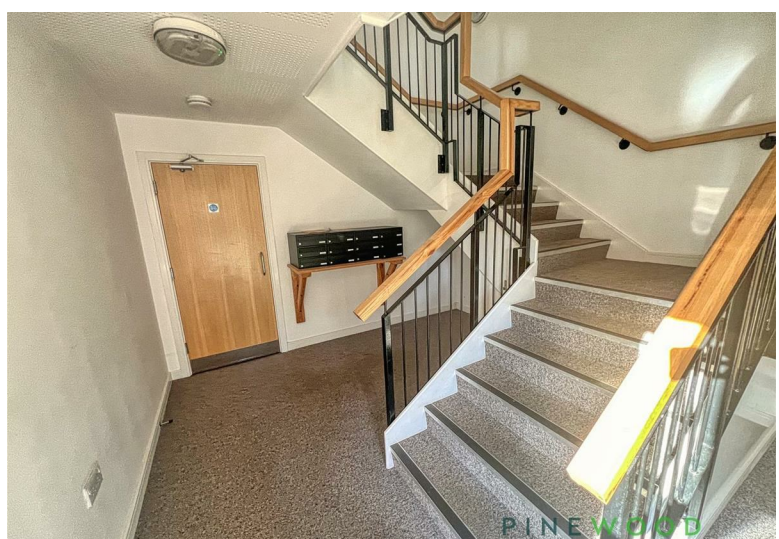
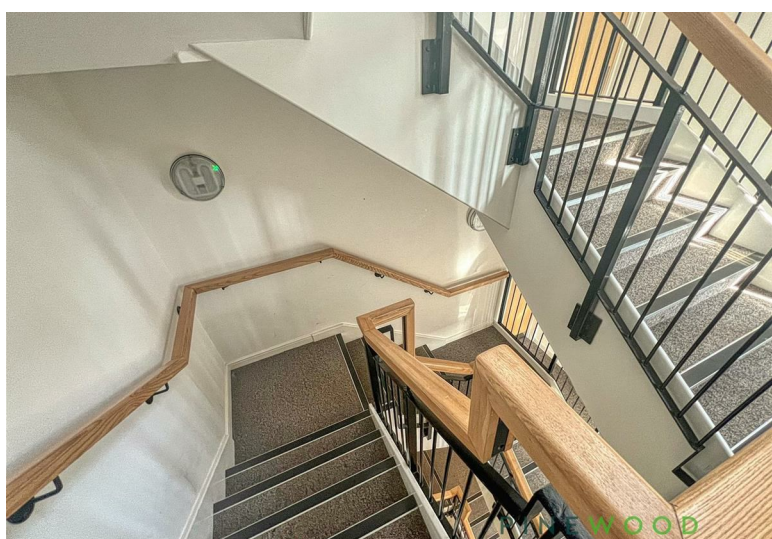
Having a tub with an integrated mixer shower from the boiler, pedestal wash basin, low flush water closet and a tiled splashback.

### **Foyer / Outside**

A well maintained Foyer and allocated parking.

### **Disclaimer**

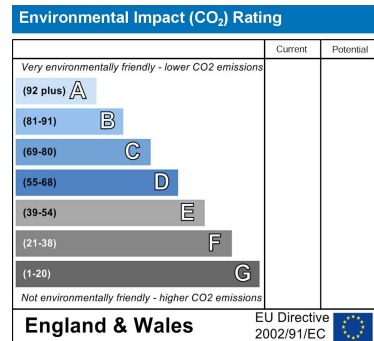
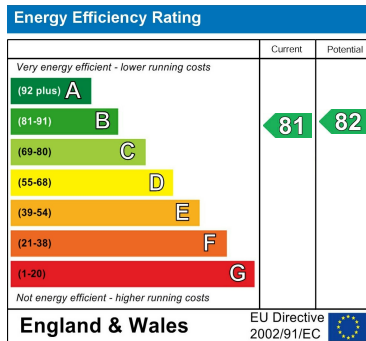
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GROUND FLOOR



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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.

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