



**w****ards**  
estate agents

**15 Laver Drive**

Tapton, Chesterfield, S41 7WA

**Guide price £140,000**



# 15 Laver Drive

Tapton, Chesterfield, S41 7WA

Guide Price £140,000 - £150,000

Early viewing is Highly Recommended of this Immaculately presented LEASEHOLD- TWO DOUBLE BEDROOM/TWO BATHROOM GROUND FLOOR APARTMENT-constructed in 2022 with a 10 year build warranty and an UPGRADED SPECIFICATION!

Ideally suited to first time buyers, downsizers or investors alike!! POTENTIAL YIELD approx. of 7% pa based upon a PURCHASE PRICE OF £150,000 and a MONTHLY RENTAL OF £875.

Situated within the prestigious Waterside Quarter Development in the sought-after area of Tapton, this stylish modern apartment, built by Avant Homes, offers contemporary living in an exceptional location. Ideally positioned, it provides easy access to Chesterfield Railway Station, Chesterfield College, the town centre, Tapton Park, and an array of local amenities, including supermarkets and scenic canal-side walks and cycle trails.

999 YEAR LEASE FROM 01/01/2022

Trust Green- Amenity Management & Maintenance- Current Service Charge Period is 21/2/2025 - 20/02/2026. Annual Management Fee £148.45 per month

As of August 2025 the rear carpark has still to be completed by the developers. This apartment will have one allocated parking space, but as yet the parking is amicably shared. Shared entrance and shared stairwell. Security Telecom Service. Bin Storage Area

Benefiting from all carpeting and floor coverings, blinds to both bedrooms and living area are all included. Gas Central Heating-Combi boiler with dual controls and uPVC double glazed windows. Internally offers you a spacious entrance hallway, complete with a built-in storage cupboard. The beautifully designed open-plan kitchen and living area boasts high-specification integrated appliances and opens onto a Juliet balcony, offering rear aspect over Chesterfield Canal and beyond.

Principal double bedroom with exquisite fully tiled en suite shower room, second versatile bedroom which could be used for office or home working and luxury feature tiled family bathroom with a sleek 3 piece suite.

## LEASEHOLD INFORMATION

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Shared entrance and shared stairwell

Security Telecom Service

Bin Storage Area







## Additional Information

Blinds to both bedrooms and living area included  
All carpeting included  
Gas Central Heating-Combi boiler with dual controls  
uPVC double glazed windows  
Gross Internal Floor Area- 65.3Sq.m/ 703.2Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area -Whittington Green School

## Communal Entrance Hallway

Security Telecom System

## Entrance Hall

11'8" x 3'8" (3.56m x 1.12m)

Stylish entrance hall featuring a very useful built-in storage cupboard with consumer unit and lighting. Modern wood-effect laminate flooring, and fresh painted décor. An entry phone system and room thermostat add to the convenience of this well-designed space.

## Store Room

6'4" x 4'8" (1.93m x 1.42m)

A versatile, very useful, built-in storage cupboard with consumer unit and lighting. Could also be used as a study area if required for home working.

## Open Plan Living/Kitchen Area

18'4" x 14'11" (5.59m x 4.55m)

This stunning open-plan kitchen and living area is designed for modern living, featuring stylish grey wood-effect laminate flooring, painted décor, and two radiators for year-round comfort. Natural light floods the space through a uPVC window to the front and side plus uPVC doors that open onto a Juliet balcony with pleasant aspect. The contemporary kitchen is fitted with high-specification integrated appliances, including a fridge, freezer, oven, extractor, and a four-ring electric hob. A stainless steel sink with a brushed stainless mixer tap is set within a sleek laminated worktop, complemented by matching drawers and base units, with contrasting wall units providing ample storage. There is also space and plumbing for a washing machine, and a space suitable for a dishwasher ensuring convenience and functionality. The Logic Combi boiler is located in the kitchen area with service record.

## Principal Double Bedroom

14'3" x 8'0" (4.34m x 2.44m)

Main double bedroom benefits from a front aspect window allowing plenty of natural light to fill the space. Featuring a stylish neutral carpet, and a radiator for added comfort, this room offers both elegance and practicality.

## Exquisite En-Suite Shower Room

8'0" x 3'10" (2.44m x 1.17m)

Stylish feature full tiling to the walls and comprising of a 3 piece suite which includes a double wet shower area with mains rainfall shower, pedestal wash hand basin and low level WVC. Shaver point.

## Double Bedroom Two

10'3" x 7'10" (3.12m x 2.39m)

A good sized second versatile bedroom which could also be used for office or home working space with plenty of natural light from the front aspect window.

## Luxury Bathroom

7'7" x 5'7" (2.31m x 1.70m)

Fabulous modern bathroom - finished to a high standard, featuring wall tiling and tile effect vinyl flooring. Sleek white three-piece suite includes a low-flush WC, a pedestal wash hand basin with a chrome mixer tap, and a bath with a chrome mixer shower. An extractor fan, radiator, and opaque uPVC window provide both comfort and practicality.

## Outside







The property benefits from an allocated parking space within the communal car park, providing convenient parking.



### School catchment areas

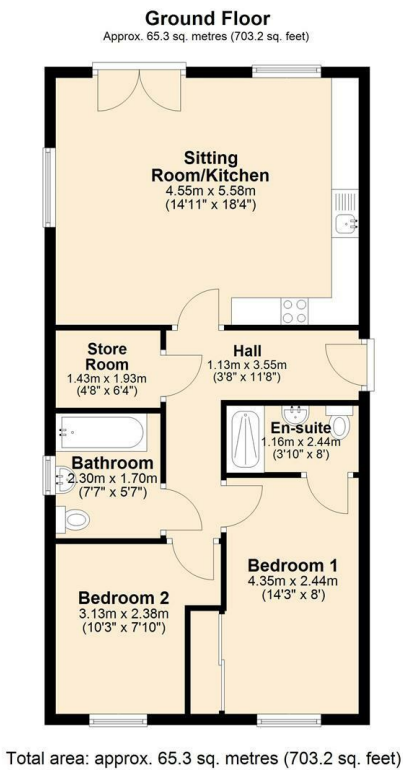
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. 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.



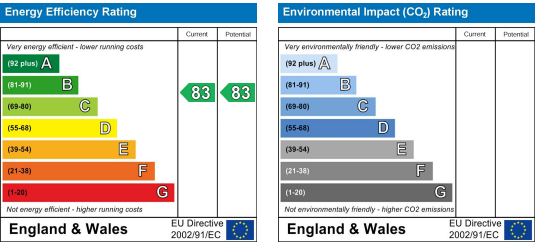
Floor Plan



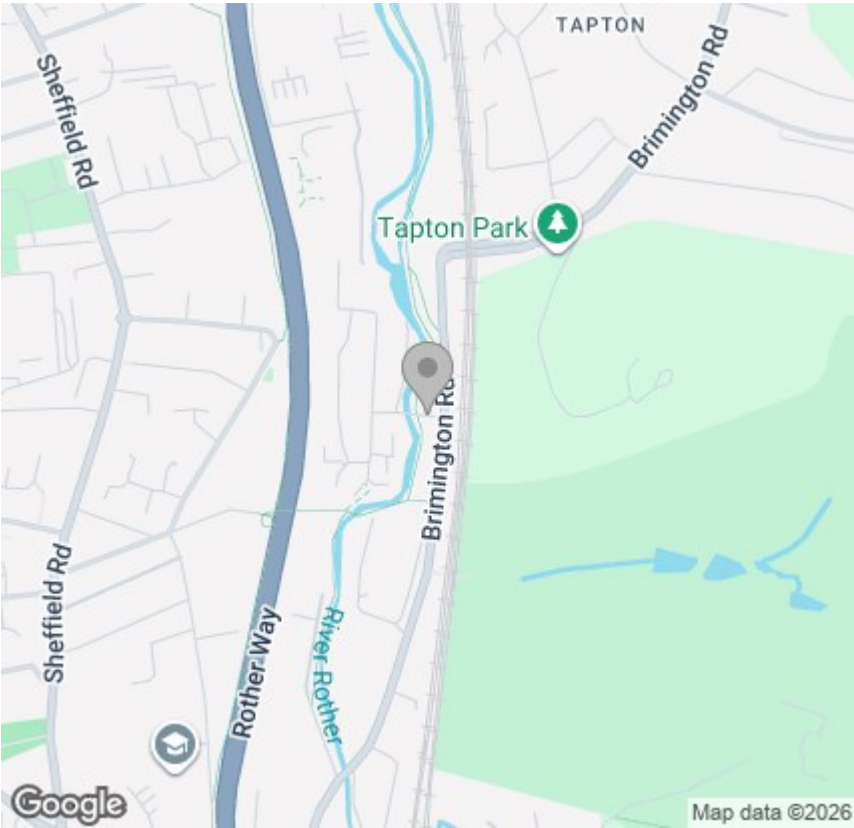
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

