



72 Bunting House, Lifestyle Village, High Street, Old Whittington, Chesterfield, S41 9LQ

- NO CHAIN
- COMMUNAL GARDENS
- RETIREMENT DEVELOPMENT
- TWO BEDROOMS
- POPULAR LOCATION
- LEASEHOLD

Reduced To £100,000

HUNTERS®
HERE TO GET *you* THERE

TWO DOUBLE BEDROOM BUNGALOW situated in the exclusive Lifestyle Village development.

Ready to move straight into - OFFERED WITH NO CHAIN!

The well presented bungalow comprises:- entrance hall, one reception room with door out onto the communal gardens, modern fitted kitchen, two bedrooms (one with fitted wardrobes) & MODERN shower room / WC.

Electric heating & wooden double glazing.

Communal gardens.

The development, set in approximately 5 acres of land is strictly for the over 50s and residents have the benefit of a laundry room, club house and well maintained communal grounds.

Well placed for local shops/amenities, transport links and available with no onward chain.

EXCELLENT RETIREMENT PROPERTY FOR THE OVER 55'S

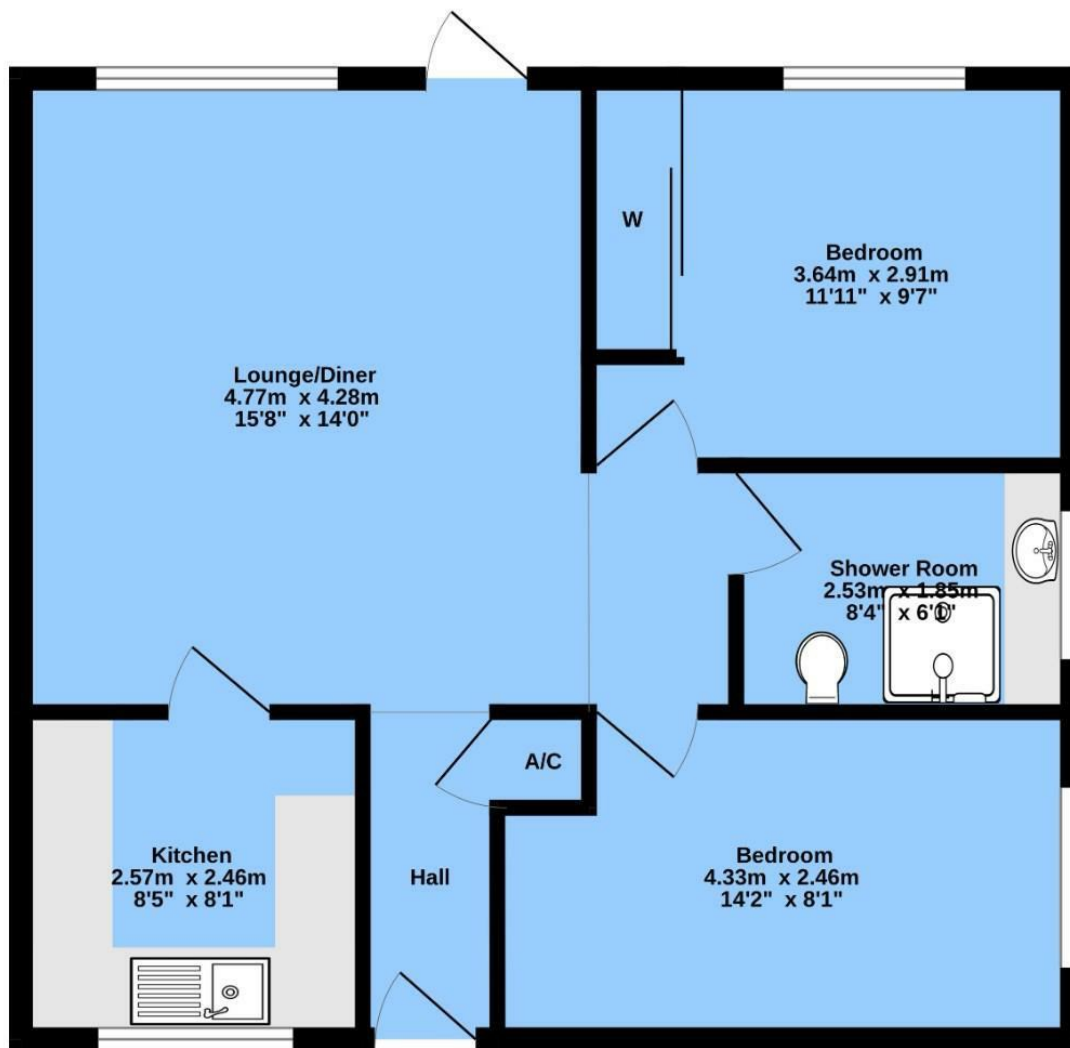
We understand the council tax band is B under Chesterfield Borough Council.

**WE BELIEVE THE LEASEHOLD INFORMATION TO BE;
LEASE - 174 YEARS LEFT ON LEASE.**

**GROUNT RENT - £500 PER ANNUM (paid every quarter)
SERVICE CHARGE - £2,880 PER ANNUM (PAID £240 PER MONTH) PAID TO RETIREMENT SERVICES LTD.**







TOTAL FLOOR AREA: 57.2 sq.m. (616 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

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