

# SOLD

subject to contract



**4 The Studios, School Board Lane, Brampton, Chesterfield,  
S40 1BQ**

- LANDLORDS ONLY
- EARNING INCOME FROM DAY ONE

- SITTING TENANT
- 6.6% YIELD

**Offers In The Region Of £99,950**

**HUNTERS®**

HERE TO GET *you* THERE

A TRENDY BLOCK OF APARTMENTS in a sought after location of Brampton, within walking distance of "The Hub of Chatsworth Road" & all it's amenities, pubs, florists, hairdressers & more, within great access of Peak District & beyond.

The apartment comprises:- OPEN PLAN LIVING / KITCHEN AREA, double bedroom with fitted wardrobes & modern shower room / WC.

Gas central heating & uPVC double glazed.

LEASE INFO: £116 per month for the service charge plus £50 every 6 months for the ground rent. We understand the lease is 800 years from 1st January 2001.

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

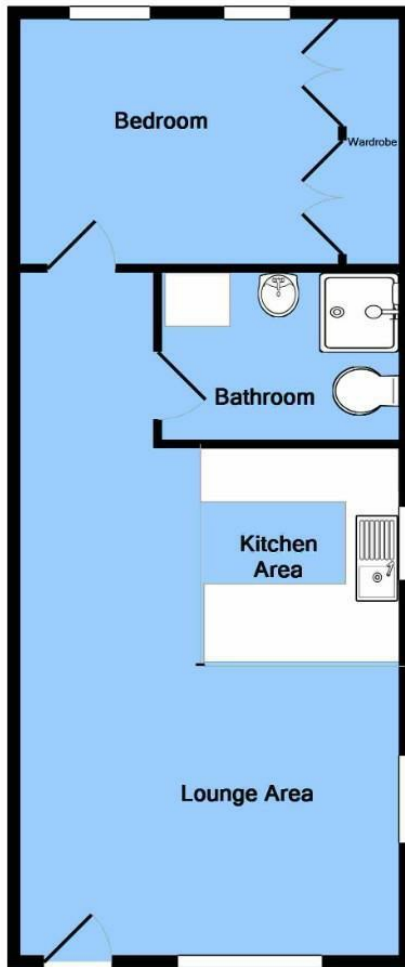
VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK - PHONES ANSWERED 24/7!

ATTENTION LANDLORDS - Hunters, Lettings manage this tenancy & the current tenant is paying £550 per calendar month generating a yield of 6.6% from DAY ONE!

The GROUND FLOOR apartment has all electric, gas & energy reports already done & up to standard.







TOTAL APPROX. FLOOR AREA 47.1 SQ.M. (507 SQ.FT.)  
 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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