



**31 Green Farm Close, Loundsley Green, Chesterfield, S40 4UQ**

**Offers In The Region Of £75,000**



- 2nd floor 1 bed flat - GREAT LANDLORD OPPORTUNITY
  - Ent hall, Lounge, Fitted Kitchen
  - Block managed by Chesterfield BC
  - Gas central heating & uPVC double glazed
- OFFERED WITH NO CHAIN - AVAILABLE NOW!

- EICR & GAS CERTS ALL IN PLACE - good yield return
- Close to Country Park, Local amenities, Bus routes & easy commute to Chesterfield
  - On street parking. No external maintenance
  - Lots of storage

**AVAILABLE NOW! - NO CHAIN - ATTENTION LANDLORDS - APPROX YIELD 9%  
LONG LEASE OF 118 YEARS REMAIN & VERY LOW SERVICE CHARGES,,,,,read on!!!**

Take a look at this 2nd floor 1 bed flat. Close to great amenities, country parks & bus routes.

Lounge, Bedroom & Fitted Kitchen. Separate large storage / Utility room  
Spacious rooms & lots of storage.

Upvc Double glazed & brand new boiler in 2021

On street parking

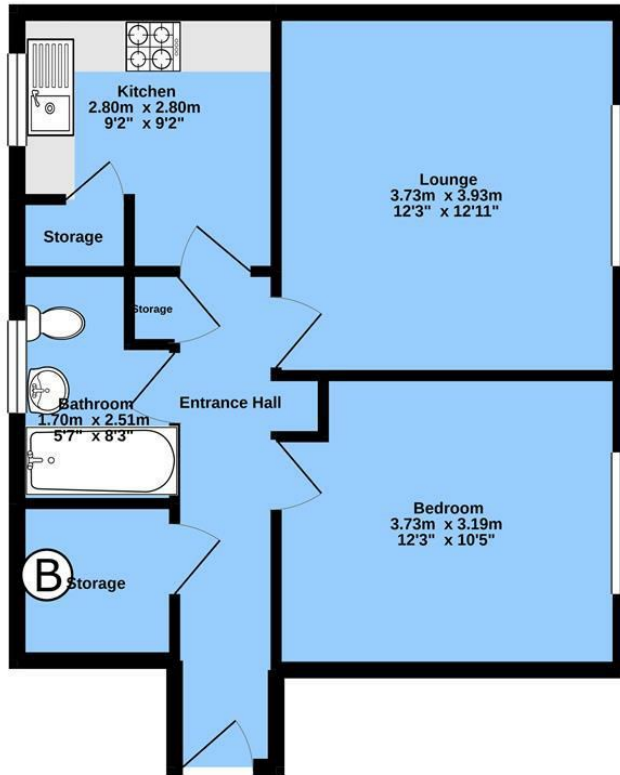
No external maintenance

Lease -has 118 years remaining

Current costs are £10 ground rent PA & the service charge is 1/6th of the costs incurred by Chesterfield Borough Council who manage the block



GROUND FLOOR  
47.4 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA : 47.4 sq.m. (511 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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