



12 The Mount, Church Street North, Old Whittington, Chesterfield, S41 9RG

- FULLY MODERNISED APARTMENT
- TWO GOOD SIZED BEDROOMS
 - DOUBLE GARAGE
 - GREAT STARTER HOME
- OPEN PLAN LIVING SPACE
- MODERN SHOWER ROOM
- ALLOCATED PARKING SPACE
 - CALL HUNTERS NOW

Offers In The Region Of £230,000

HUNTERS®
HERE TO GET *you* THERE

WELCOME TO 12 THE MOUNT! - A superb, FULLY REFURBISHED low maintenance property.

**Being fully refitted in the last 24 months this property MUST BE VIEWED!
Available now...**

The accommodation offers much more than what first meets the eye - but lets start externally! The property is located in the quiet suburb of Old Whittington with easy access to countryside walks and local amenities.

Within easy access of M1 J30 & J29 and great commuter links to Chesterfield, Dronfield and Sheffield. The property sits on an exclusive development with a large double garage and private parking space. There is a small seating area outside at the side of the property.

Once you access the property internally via a private staircase - you will immediately feel at home! The current owners have lovingly refurbished the whole property to include brand new designer Kitchen & Bathroom as well as new flooring and decoration.

The open plan living accommodation comprises the kitchen area with integrated cooking appliances and dishwasher, breakfast bar and open through to the lounge area. Bedrooms have fitted furniture. The bathroom has a superb large walk in shower cubicle & attractive fitted furniture.

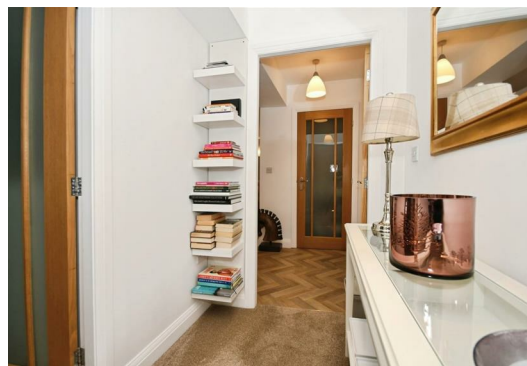
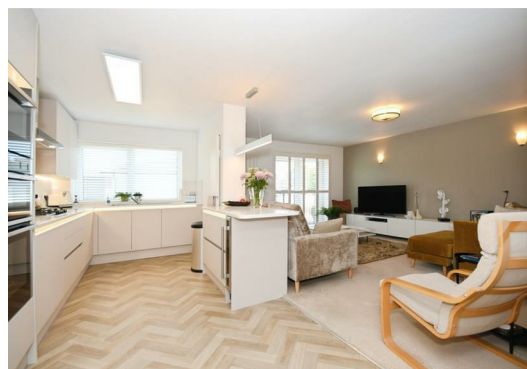
Gas central heating, uPVC double glazed & a brand new composite entrance door. Plantation blinds throughout.

The large open double garage has plumbing for the washing machine, light, power & electric up & over garage door.

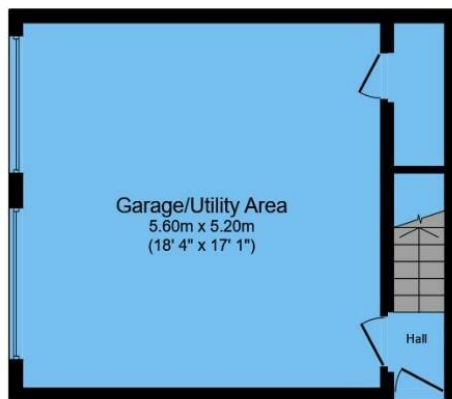
A FANTASTIC STARTER HOME, RETIREMENT PROPERTY OR BOLT HOLE FOR THOSE LIVING ABROAD!!!! - Call Hunters to view.

Leasehold 179 years remain. £60 pa ground rent. £114 monthly service charge - to include amongst other matters, communal grounds maintenance, window cleaning and buildings insurance (prices can change each year with inflation). Tax Band B, EPC Rating C.

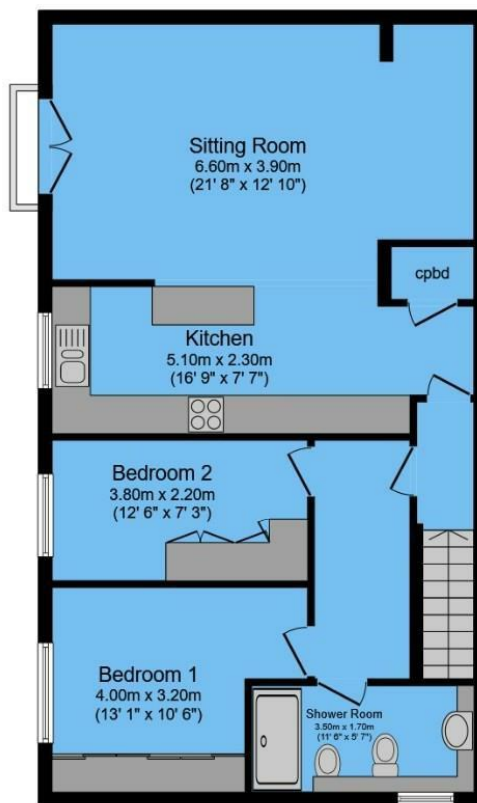
Communal parking - 1 allocated space







Ground Floor



First Floor

Total floor area 116.9 sq.m. (1,258 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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	76	76
(69-80) C		
(55-68) D		
(39-54) E		
(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

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