



45 Baycliff Drive, Brampton, Chesterfield, S40 1YQ

Offers In The Region Of £95,000

HUNTERS®
HERE TO GET *you* THERE

- NO UPWARD CHAIN
- ONE DOUBLE BEDROOM
- OFF STREET PARKING
- TAX BAND A, EPC RATING C

- GREAT FOR FIRST TIME BUYERS/INVESTORS
- TILED SHOWER ROOM
- GREAT LOCATION
- CALL HUNTERS NOW

****NO CHAIN****

**IDEAL FOR FIRST TIME BUYERS OR INVESTORS (POSS 6.6% YIELD)
ALLOCATED OFF ROAD PARKING
GREAT LOCATION**

One double bedroom first floor apartment which is located in the sought after area of Brampton situated on a cul de sac within walking distance to all the restaurants, bars, shops and amenities of Chatsworth Road and only a short walk into the town centre of Chesterfield.

Briefly comprising of a living room, kitchen, double bedroom and a bathroom with white suite and shower cubicle.

uPVC windows & gas central heating

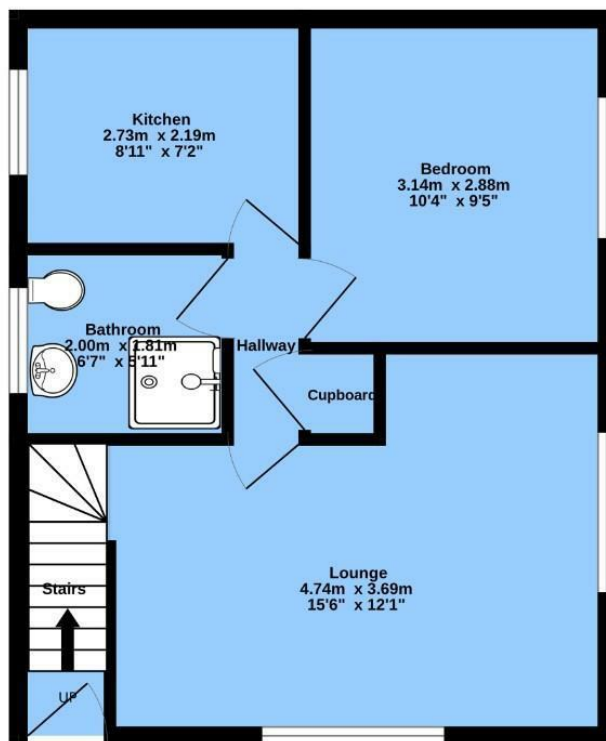
Allocated parking space outside the front door in the communal car park. Viewings are highly advised.

LEASEHOLD - Service charge £255 per half year, and Ground Rent £55 per annum.

Chesterfield BC band A, EPC Rating C.



GROUND FLOOR
38.3 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA : 38.3 sq.m. (413 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Microplan 6/2025

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		
(69-80) C	71	77
(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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