



Flat 2 Tapton Lock Hill, Tapton, Chesterfield, S41 7GF

- NO UPWARD CHAIN
- OPEN PLAN LIVING
- BATHROOM & EN SUITE
- GREAT LOCAL AMENITIES
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- OVERLOOKING CHESTERFIELD CANAL
- CALL HUNTERS NOW

Offers In The Region Of £130,000

HUNTERS®

HERE TO GET *you* THERE

Looking for a stylish GROUND FLOOR apartment to call home? Take a look at this inviting two-bedroom apartment nestled in the heart of Tapton Lock Hill. Step into a modern living space where sleek design meets comfort.

Landlords are looking at a yield of around 7% as a rental suggestion would be £775 pcm.

Ideally suited to a professional or first time buyer - but also someone looking for ground floor level living - with no stairs or steps to worry about.

This particular home has had new fitted bathrooms and new kitchen in recent years. On top of that it has recently been redecorated too - so its ready to move straight into!

The open plan layout provides a fab space for relaxing with the living area and kitchen. The kitchen is equipped with everything you need - lots of cupboards & ample counter space.

The property benefits from two good sized bedrooms. Bedroom 1 also benefits from its own en-suite.

The family bathroom which has recently been modernised with panelled bath, WC, and sink.

Electric heating & hot water provision.

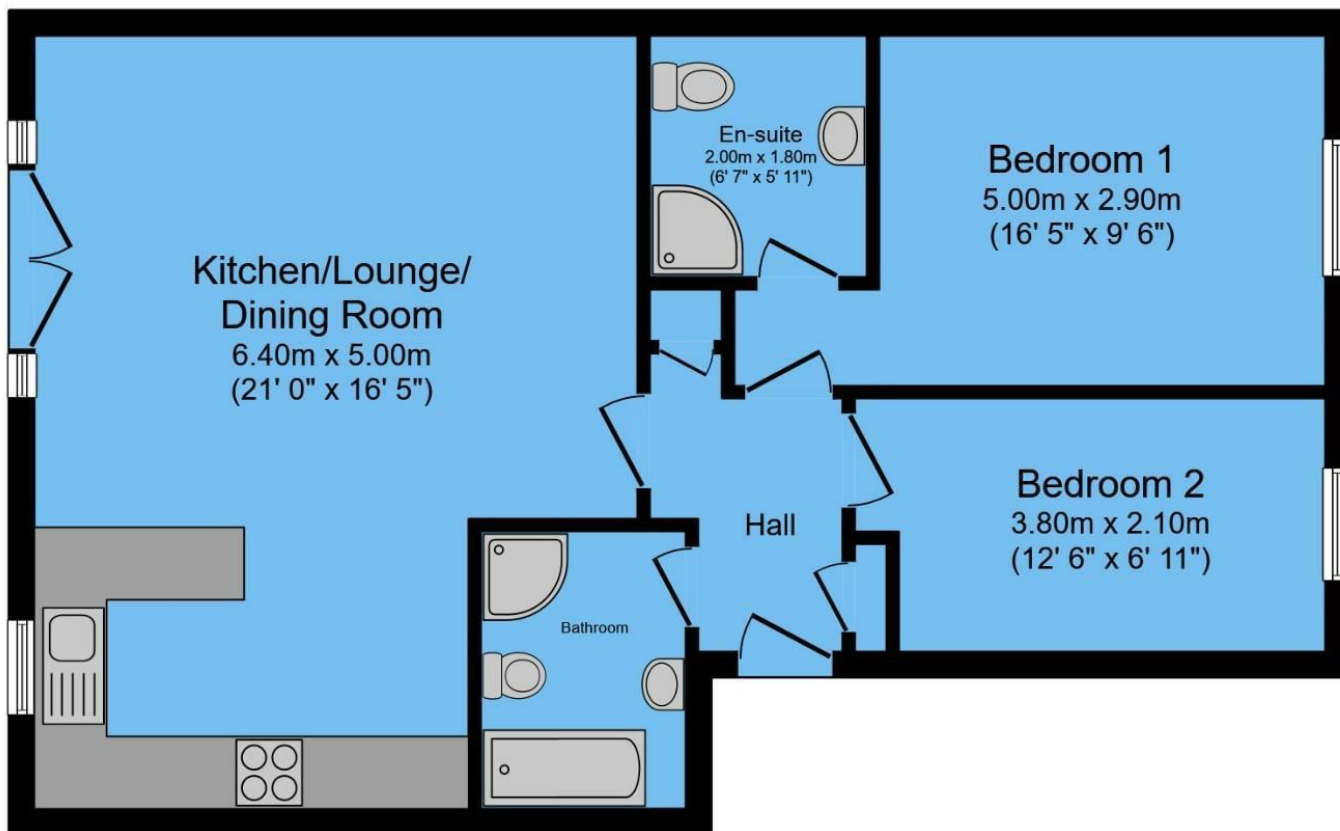
With convenient amenities like onsite parking and communal outdoor spaces, this apartment has everything you need for modern living.

Call Hunters to arrange a viewing today!

Leasehold - 105 Years remaining on the lease, £250 Annual Ground Rent and £1,550 Annual Service Charge. Tax Band B, EPC Rating C.







Total floor area 61.6 m² (663 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
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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