



**Apartment 5 Denham Court, Denham Street, Clay  
Cross, Chesterfield, S45 9GY**

**£650 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

- One double bedroom first floor (top floor) apartment
  - Affordable rent & AVAILABLE IMMEDIATELY
    - Bathroom in white - with shower over
    - Ideal for local amenities and M1 access
  - Working applicants preferred or guarantor essential
- Excellent starter home ! Low maintenance...
  - Separate entrance, open plan living kitchen with integrated appliances
    - Gas centrally heated and uPVC double glazed
  - Communal grounds and one allocated parking space
    - SORRY NO PETS OR SMOKERS

Take a look at this superb 1st floor (top floor) one double bedroom unfurnished apartment.

FANTASTIC STARTER HOME & affordable rent. Low running costs, low council tax!

Ideally situated for superb local amenities, shops, leisure facilities and M1 access.

The accommodation comprises: - separate entrance to an open plan living kitchen which provides access to the bedroom and a modern bathroom.

Gas centrally heated, uPVC double glazed and alarm system installed.

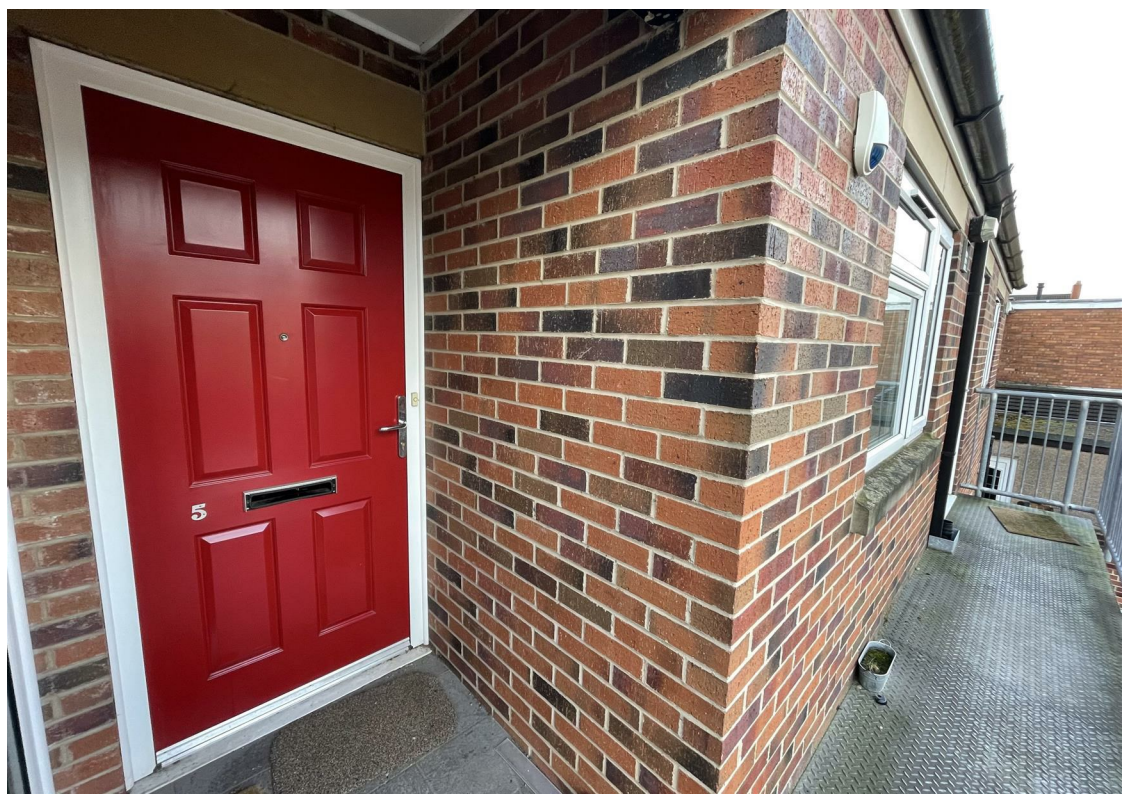
Communal grounds and allocated off street parking for one car.

Sorry no pets or smokers

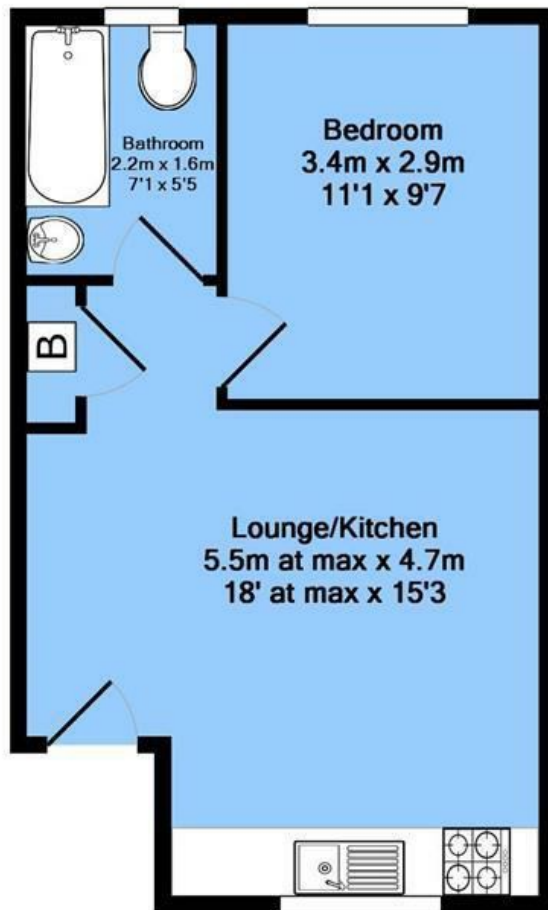
AN INSPECTION IS HIGHLY RECOMMENDED - AVAILABLE NOW!

Working applicants preferred or guarantor essential  
NEDCC - band A









TOTAL APPROX. FLOOR AREA 34.5 SQ.M. (371 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 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>                            | <b>77</b>               | <b>77</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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