



## Flat 4 The Studios, School Board Lane, Brampton, Chesterfield, S40 1BQ

- Superb GROUND FLOOR apartment 1 bedroom
  - Beautiful decor & recently redecorated
- Contemporary styling with exposed brickwork
  - Modern bathroom
  - Private entrance door
- Available immediately for occupation
- Open plan Lounge & kitchen dining area
  - Gas central heating
  - Gated & secure parking space
- Working applicants preferred or guarantor essential, sorry no pets or smokers

**£650 Per Calendar Month**

**HUNTERS®**

HERE TO GET *you* THERE



What a beauty - TAKE A VIEWING at the superbly presented 1 BED GROUND FLOOR APARTMENT in the fantastic location of Brampton - within walking distance of the town centre & all the bars & restaurants of Chatsworth Road.

The recently redecorated property is available now for occupancy & comprises:-

Open plan lounge, kitchen dining area gives a contemporary style & with lots of windows and the exposed brickwork it has a great vibe!

The kitchen has integrated cooking appliances & there is a washing machine fitted into the bathroom area. The bathroom is a modern & recently fitted white shower cubicle with WC & wash hand basin.

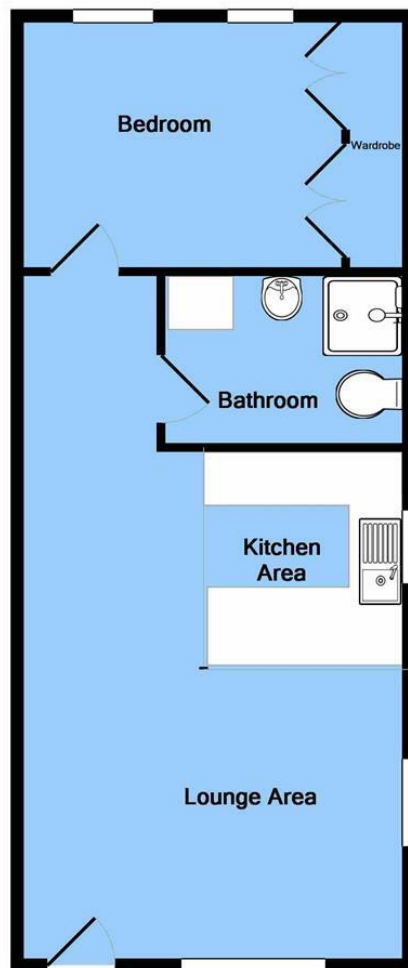
The bedroom, also on the ground floor, has fitted wardrobes.

Gas central heating, double glazed windows.

Working applicants preferred or guarantor essential,  
Sorry no pets or smokers.







TOTAL APPROX. FLOOR AREA 47.1 SQ.M. (507 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2018

## 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) A		
(81-91) B		
(69-80) C	74	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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 541253 Email:  
Chesterfieldlettings@hunters.com <https://www.hunters.com>