



## Devonshire House Flat C, Occupation Road, Newbold

- Spacious 1 bedroom first floor flat
- Generous & sleek accommodation
- Brand new shower room - with walk in shower
- Electric heating, Double glazed windows with blinds
- Car parking for 1 vehicle
- BRAND NEW for 2026
- Fantastic open plan lounge diner & kitchen
  - 1 bedroom
- MUST BE SEEN

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

**£750 Per Month**

Welcome to Devonshire House - a small development of 4 spacious apartments. Great location close to public transport links & all the amenities on Sheffield Road.

Flat C is a ONE BEDROOM UNIT and is located on the first floor, accessed by stairs, with intercom accessing the shared entrance hall.

With over 490 square feet of accommodation - there is plenty of space! MUST BE SEEN!

The open plan living kitchen offers ample room for entertaining and dining.

Modern shower room with double sized shower. 1 bedroom.

Electric heating & cooking facilities included. Space for washing machine & fridge freezer.

Car park space for 1 car at the rear & additional on street parking.

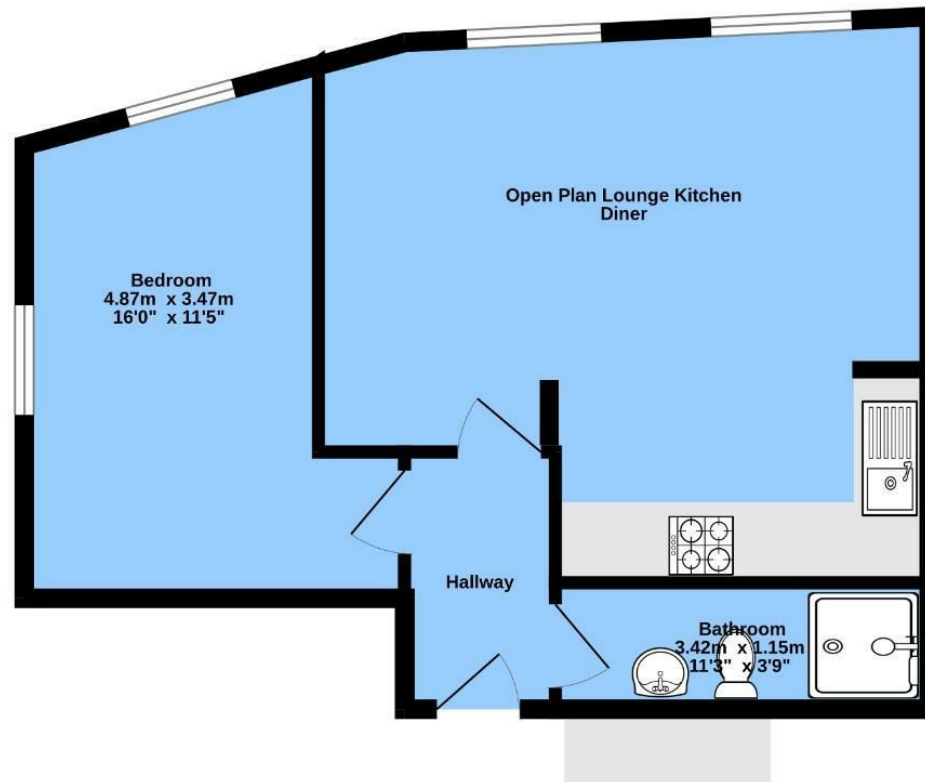
Working applicants preferred or guarantor essential.

Not suitable for pets as no outdoor space.

The outdoor of the property is being rendered in 2026.



GROUND FLOOR  
45.6 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA: 45.6 sq.m. (490 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropax ©2020

## 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>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            | 43                                                                                                          | 43        |
| (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

## 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.



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