



89a Lansdowne Road, Brimington, Chesterfield, S43 1AY

Offers Around £94,950

- First Floor Flat
- Lounge
- Bathroom
- Popular & Convenient Location
- Kitchen
- Garden
- Req Some Basic Internal Upgrading
- THREE Bedrooms
- NO CHAIN!

89a Lansdowne Road, Chesterfield S43 1AY

Spacious THREE Bedroom First Floor Flat, which offers Great Potential!

Situated on the ever popular Lansdowne Road, this generously sized three-bedroom first floor flat offers an excellent opportunity for buyers seeking a property they can put their own stamp on.

The flat features a well proportioned lounge, kitchen, bathroom, and three bedrooms, making it an ideal option for first-time buyers, investors, or those looking for a project. While the property does require some updating, it provides fantastic potential to create a stylish and comfortable home.

Conveniently located close to Chesterfield town centre, local shops, schools, and excellent transport links, this property combines both space and practicality.

With plenty of space and a highly accessible location, this property is a superb investment opportunity or a perfect first step onto the property ladder.

Total floor area; 67.3 Sq.M / 724 Sq.Ft

Viewing is by Appointment Only!



Council Tax Band: A



Entrance Hall

Hall

Lounge

14'7" x 11'11"

Kitchen

9'9" x 9'4"

Bedroom

12'9" x 11'11"

Bedroom

12'9" x 8'6"

Bedroom

9'8" x 8'3"

Bathroom

7'5" x 5'6"

Leasehold & Service Charge

We are informed that this property is leasehold and was 125 years from 1990.

The service charge is £10.00 paid to Chesterfield BC.

Buyers are also advised to make their own investigations around the above.

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and

solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

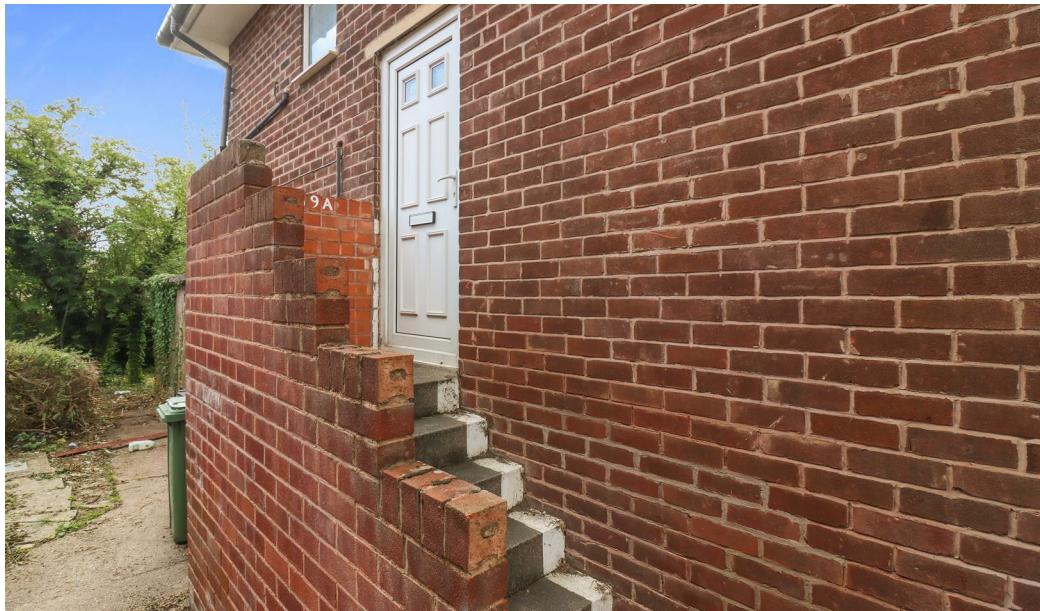
The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.



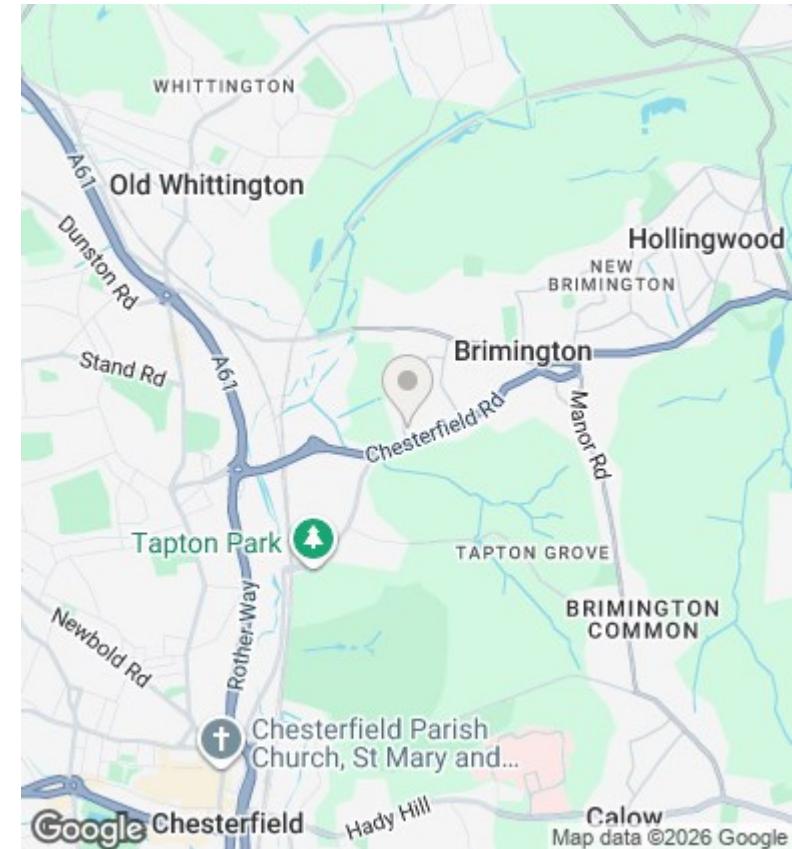




Floor Plan
Floor area 67.3 sq.m. (724 sq.ft.)

Total floor area: 67.3 sq.m. (724 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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