



Flat Above, 62-64 Curbar Curve, Inkersall, Chesterfield, Derbyshire

- Now Available for Immediate Occupancy!
 - Stairs lead up externally to the 1st floor
 - Fitted Kitchen
 - 3 Piece Bathroom with Shower
 - uPVC double glazed & gas central heating
- Popular location - no external maintenance
- Large open entrance area
 - Spacious Lounge with Fireplace
 - 2 large Bedrooms
 - Call Hunters Now to View!

£625 Per Month

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer this well-sized two-bedroom flat, conveniently located in the heart of Inkersall with gated access.

Step inside to a surprisingly spacious interior, featuring a large lounge with a fireplace feature, a central kitchen with ample cupboard space, and a bright entrance room—ideal for coats, shoes, and additional storage, with built-in plumbing for a washing machine. The flat also benefits from gas central heating and uPVC double-glazed windows throughout.

The property offers two generously sized bedrooms, providing equal comfort – ideal for those needing a home office or a spare room. The property is completed by a fitted three-piece bathroom, including a convenient walk-in shower.

There is no garden space, but the flat does offer a private, raised outdoor area at the entrance. Please also note: the flat sits directly above two food outlets, so some activity should be expected – this is reflected in the competitive rent.

Council Tax Band: A
EPC Rating: D

Sorry no pets or smokers.

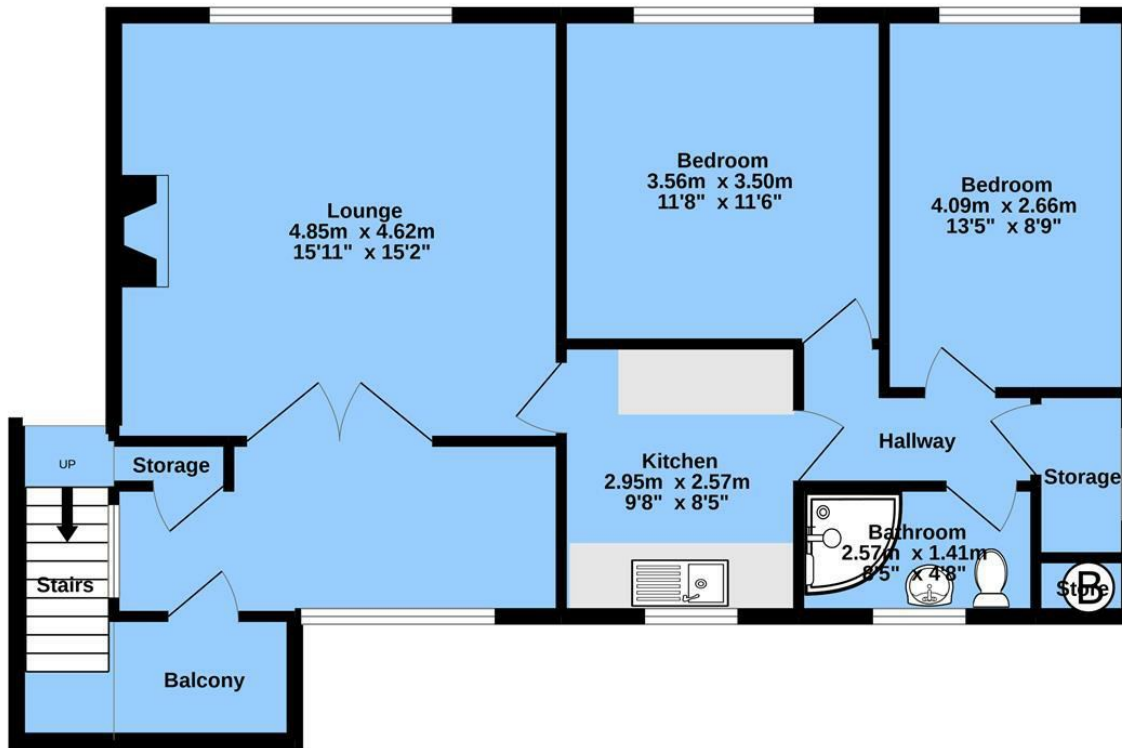
Working applicants preferred or a guarantor essential.

Contact Hunters today to arrange your viewing.
Calls taken 24/7.





GROUND FLOOR
77.4 sq.m. (833 sq.ft.) approx.



TOTAL FLOOR AREA: 77.4 sq.m. (833 sq.ft.) approx.
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) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(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

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