



## Flat 31, Markham Quay, Chesterfield

£100,000 Leasehold

Modern 1-bed first floor apartment in Markham Quay, town centre location, sold with tenant. Open plan living, parking, lift access. Gross yield 6.3 percent. Walking distance to amenities.

Council Tax band: A

Tenure: Leasehold

**LOOKING FOR A TOWN CENTRE INVESTMENT????(APPROX CURRENT GROSS RENTAL YIELD 6.3% )**SOLD WITH SITTING TENANT\*\*Pinewood Properties are delighted to offer this executive ONE DOUBLE bedroom first floor apartment set in the complex of Markham Quay which is a desirable location and within easy walking distance to the Town Centre, Train Station, Royal Hospital and all the local amenities. Ideal for young professionals this property comprises of a DOUBLE bedroom with study/dressing area, an open plan living area/modern kitchen with tall fridge freezer, washing machine and dishwasher and built in four ring electric hob, oven and extractor and a modern bathroom with white suite and shower over bath. To the front is off road and allocated parking for one car in the communal car park with visitor spaces available. Viewings are highly recommended.

**LIFTS TO ALL FLOORS**

**VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND**

**Please call Pinewood Properties for a viewing or more information**





**ENTRANCE HALL**

**BEDROOM**

20' 7" x 9' 11" (6.28m x 3.03m)

**STUDY/DRESSING AREA**

6' 1" x 5' 2" (1.85m x 1.58m)

**BATHROOM**

7' 5" x 6' 8" (2.26m x 2.03m)

**KITCHEN/LOUNGE**

20' 7" x 10' 11" (6.28m x 3.32m)

**OUTSIDE**

To the front is allocated parking in the communal car park with visitor spaces.

**GENERAL**

Tenure: Leasehold Floor Area: 500.00 sq ft / 46.4 sq m

Heating: Electric EPC Rating: B Council Tax Band: A





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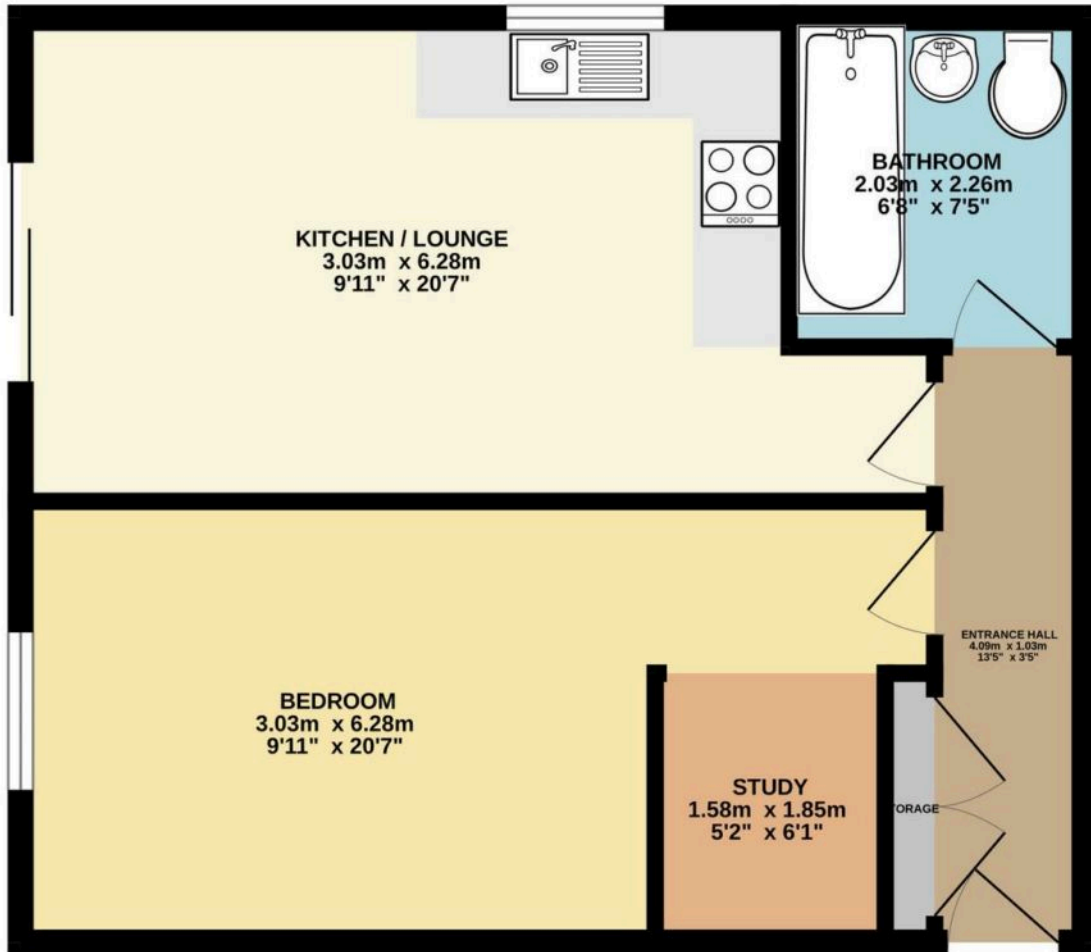
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GROUND FLOOR  
46.4 sq.m. (500 sq.ft.) approx.



TOTAL FLOOR AREA : 46.4 sq.m. (500 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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You can include any text here. The text can be modified upon generating your brochure.

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Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

