

**Linacre House, Archdale Close, Chesterfield, Derbyshire S40 2GE**

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**£140,000**

**PINEWOOD**





# Linacre House Archdale Close Chesterfield Derbyshire S40 2GE

## £140,000

**2 bedrooms  
2 bathrooms  
1 receptions**

- NO CHAIN - SUPERBLY PRESENTED UPGRADED TWO BED APARTMENT WITH LOTS OF EXTRAS!!!!!!
- SHORT WALK INTO THE TOWN CENTRE OF CHESTERFIELD AND ENTERTAINMENT/RETAIL PARKS CLOSE BY
- STUNNING KITCHEN WITH BREAKFAST ISLAND SEATING AND INTEGRATED FRIDGE, DISHWASHER AND WASHING MACHINE
- LUXURY FULLY TILED BATHROOM WITH WHITE SUITE, BATH AND SHOWER OVER
  - STYLISH FULLY TILED ENSUITE SHOWER ROOM TO MAIN BEDROOM
- ALLOCATED PARKING FOR ONE CAR IN THE COMMUNAL CAR PARK - PLENTY OF VISITOR SPACES
  - IMMACULATLEY PRESENTED AND FURNISHED HOME
  - ELECTIC HEATING, UPVC DOUBLE GLAZING, COUNCIL TAX BAND B
  - LOUNGE DINER WITH BAY WINDOW - PERFECT FOR THE DINING TABLE
  - EASY ACCESS TO THE MT1 JUNCT 29 AND MAIN COMMUTER ROUTES





NO CHAIN - LOTS OF EXTRAS!!!!!! CURRENTLY ACHIEVING 7.4% GROSS YIELD

TOWN CENTRE LOCATION\*\*EASY ACCESS FOR M1 MOTORWAY\*\*

SUPERBLY PRESENTED modern TWO DOUBLE BED first floor apartment, which is located in a popular residential area. This apartment is very well placed and only a few minutes from the Town Centre of Chesterfield, Entertainment & Retail Park Parks, main commuter routes and also a short drive to the M1 Motorway J29.

**\*\*WOW, WOW, WOW\*\***This apartment has the WOW FACTOR! Having a stunning contemporary kitchen with breakfast bar seating, integrated oven, hob and extractor, also shows room for a freestanding fridge, freezer, and washing machine. The fully tiled bathroom has a modern white three piece suite with shower over bath. The spacious lounge diner has a bay window perfect for the dining table. There are two bedrooms, one double with built in wardrobes and one generous single. The main bedroom has a contemporary ensuite shower room. Throughout the property there is stunning upgraded décor and floorings. This property benefits from having a security entry phone, allocated parking in the communal car park, plenty of visitor spaces, on street parking also available nearby, electric heating and uPVC Double Glazing.  
All furniture included!

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

**\*\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING!\*\***

#### ENTRANCE HALL

The apartment is entered via a welcoming hallway, finished with modern grey décor. The space includes an entry phone system, built-in storage cupboard, and an airing cupboard, offering both practicality and convenience.

#### LOUNGE DINER

13'11" into bay x 10'7" (4.25 into bay x 3.24)

A bright and inviting reception space finished with painted décor and a stylish feature wall. The room benefits from grey wood effect laminate flooring, an electric heater, and a uPVC bay window that floods the space with natural light.

#### KITCHEN DINER

11'4" x 9'11" (3.46 x 3.03)

A well-equipped kitchen/diner offering a comprehensive range of wall and base units with drawers, laminated work surfaces, tiled surrounds, and a breakfast bar for casual dining. The space features a stainless steel sink with mixer tap, integrated oven, hob with extractor, dishwasher, and has space and plumbing for a washing machine, along with provision for a tall fridge/freezer. Finished with grey laminate flooring, painted décor, an electric heater, and a uPVC window, this kitchen combines style and practicality.

#### BEDROOM ONE

17'8" x 9'11" (5.40 x 3.03)

A generous double bedroom featuring grey wood effect laminate flooring, painted décor, and a uPVC window providing plenty of natural light. The room also benefits from an electric heater and built-in wardrobes, offering excellent storage. Access to the ensuite shower room.

#### ENSUITE SHOWER ROOM

6'6" x 6'0" (2.00 x 1.84)

A modern ensuite fitted with a white suite comprising a corner shower cubicle with chrome shower, wall-mounted sink with black mixer tap, and a low-flush WC. Finished with tiled walls and vinyl flooring, the room also includes a uPVC frosted window, extractor fan, and a Dimplex wall-mounted heater.

#### BEDROOM TWO

14'3" x 8'10" (4.36 x 2.70)

A well-proportioned double bedroom finished with grey wood effect laminate flooring and painted décor. The room includes an electric heater and a uPVC window, creating a bright and comfortable space.

#### BATHROOM

7'7" x 6'8" (2.33 x 2.04)

A stylish fully tiled bathroom fitted with a modern white suite comprising a bath with chrome rain-head shower over, a ceramic sink with mixer tap set into a grey gloss vanity unit, and a low-flush WC. The room also features a uPVC frosted window, extractor fan, and a Dimplex wall-mounted heater.

#### EXTERIOR

To the rear of the block of apartments is an allocated parking space with plenty of visitor spaces.

#### GENERAL INFORMATION

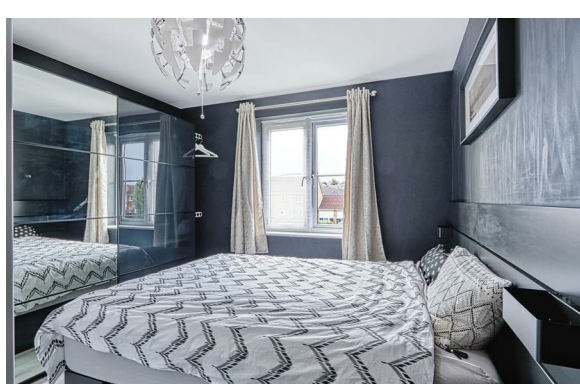
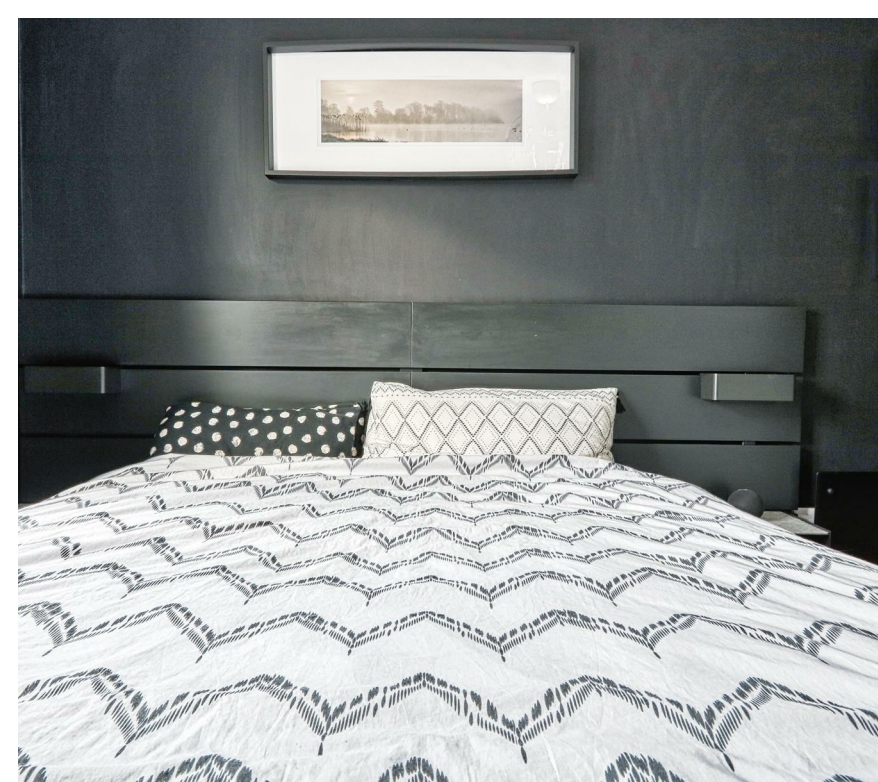
Tenure: Leasehold

Total Floor Area: 732.00 SQ FT / 68.0 SQ M

Energy Performance Rating: C

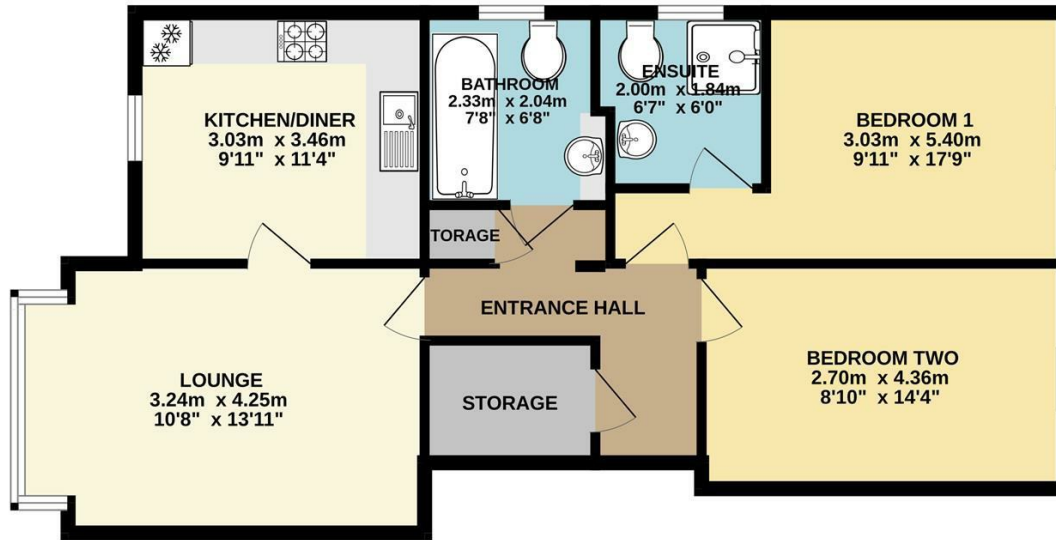
uPVC Double Glazing

Electric Central Heating



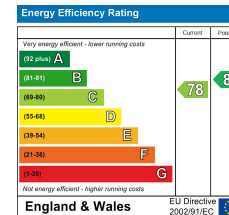


## GROUND FLOOR 68.0 sq.m. (732 sq.ft.) approx.



TOTAL FLOOR AREA : 68.0 sq.m. (732 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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### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

### DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

### MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

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