



6 Aston House, Horse Chestnut Close,  
Chesterfield, S40 2FF

OFFERS IN THE REGION OF

£115,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

£115,000

SECOND FLOOR APARTMENT - TWO BEDS - TWO BATHROOMS - ALLOCATED PARKING

Welcome to 6 Aston House, a delightful apartment located on Horse Chestnut Close in Chesterfield. This charming second floor residence offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or small families seeking a new home.

Spanning an impressive 762 square feet, the apartment features an open plan kitchen/dining/living room that invites natural light from French doors that open onto a balcony, which has fantastic rooftop views. The well designed layout also includes two good sized bedrooms and two bathrooms. Outside, there is an allocated parking space.

Situated in a popular residential area, the property is conveniently close to local amenities and transport links. This apartment is not just a place to live; it is a lifestyle choice that combines comfort, style, and convenience. If you are searching for a modern home in a desirable area, Aston House is certainly worth considering. We invite you to come and experience the charm of this lovely apartment for yourself.

- |                                                                               |                                         |
|-------------------------------------------------------------------------------|-----------------------------------------|
| • Ideal First Time Buyer/Investment Property                                  | • Well Appointed Second Floor Apartment |
| • Open Plan Kitchen/Dining/Living Room with French doors opening to a Balcony | • Two Double Bedrooms                   |
| • En Suite Shower Room & Separate Bathroom/WC                                 | • Allocated Parking Space               |
| • Popular & Convenient Location                                               | • EPC Rating: C                         |

#### General

Electric heating and immersion hot water  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 70.8 sq.m./762 sq.ft.  
Council Tax Band - B  
Tenure - Leasehold  
Secondary School Catchment Area - Parkside Community School

#### On the Ground Floor

A communal door with entry buzzer gives access to stairs which rise up to the Second Floor.

#### On the Second Floor Communal Landing

A front entrance door opens into a ...

#### Entrance Hall

Having two built-in cupboards, one providing storage space, the other housing the hot water cylinder.  
Loft access hatch.

#### Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

#### Master Bedroom

11'1 x 9'0 (3.38m x 2.74m)  
A good sized front facing double bedroom. A door gives access into a ...

#### En Suite Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, pedestal wash hand basin with tiled splashback, and a low flush WC.  
Vinyl flooring.

#### Bedroom Two

11'1 x 8'11 (3.38m x 2.72m)  
A front facing double bedroom.

#### Open Plan Kitchen/Dining/Living Room

24'8 x 14'1 (7.52m x 4.29m)

#### Kitchen

Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring hob with extractor over.  
Space and plumbing is provided for a washing machine, and there is also

space for a fridge/freezer.  
Vinyl flooring.

#### Living/Dining Room

Being dual aspect and having uPVC double glazed French doors which open to a balcony which has fantastic rooftop views.

#### Outside

There is an allocated parking space at the rear, together with designated visitor parking.

#### Additional Information

The property is Leasehold - Term: 155 Years from 01/01/2006

Ground Rent Payable: £379 per annum - Next payment due 01/08/2025

Service Charge Payable: Approx. £3000 per annum.



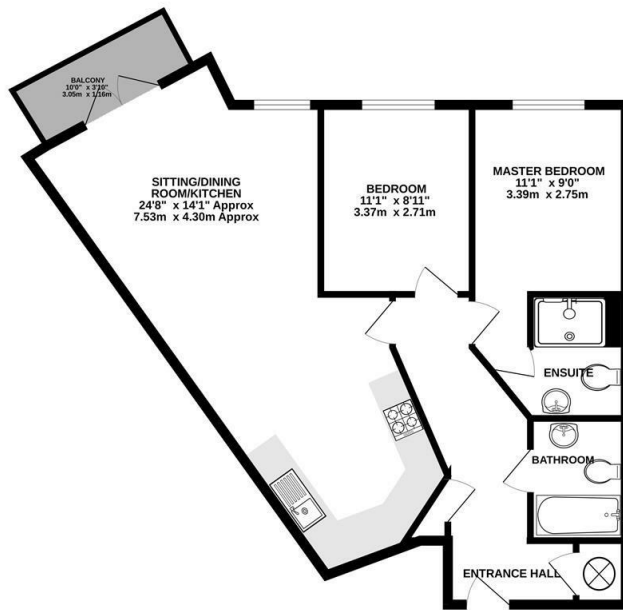
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.  
While 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 misstatement. 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 is given as to their operability or efficiency can be given.  
Made with floorplan 12/2/20

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| (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>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (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>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

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

We are informed by the vendor that, at the time of our inspection, the electric heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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