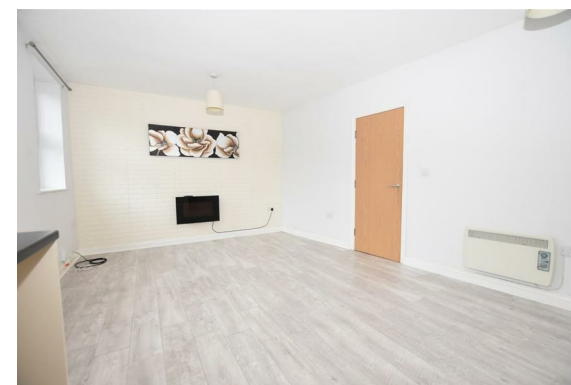




## 38B Chapel Road, Grassmoor, Chesterfield

- Superb 1 bed, 1st floor apartment
- Excellent connections for Chesterfield & Clay Cross & M1 J29
- Electric heating & uPVC double glazed
- Fitted kitchen, Shower room
- AVAILABLE NOW
- Close to Grassmoor village centre
- Low running costs
- On street parking
- 1 large bedroom
- Working applicants or guarantor, sorry no pets or smokers

**£625 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

Now available!

A GREAT ONE BEDROOM FIRST FLOOR FLAT TO RENT within close proximity of Grassmoor amenities & country park. With great access into Chesterfield town centre OR the M1 via J29

Well finished throughout, neutrally decorated & featuring modern fixtures and fittings. The 1st floor property consists of exterior stairs to the front door, open plan living kitchen, large double bedroom & modern shower room.

Being let unfurnished - Electric heating & Double Glazed.

SORRY NO PETS OR SMOKERS  
Working applicants OR Guarantor required.

AVAILABLE NOW - contact Hunters today!  
Calls answered 24/7

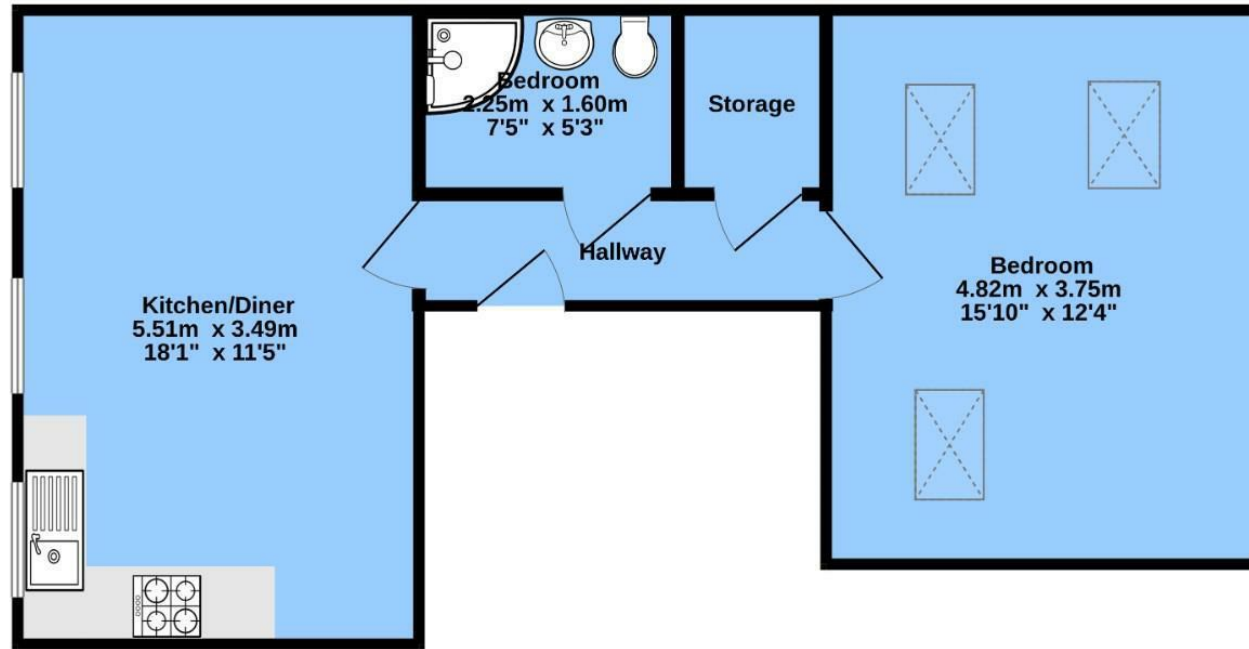






# GROUND FLOOR

46.4 sq.m. (499 sq.ft.) approx.



TOTAL FLOOR AREA : 46.4 sq.m. (499 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 79        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

## 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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 541253 Email:  
Chesterfieldlettings@hunters.com <https://www.hunters.com>