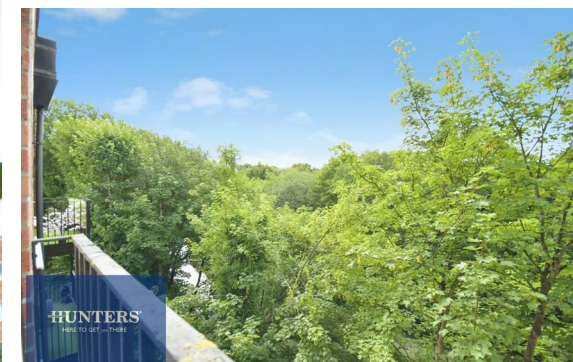




## 6 Henshall House, Tapton Lock Hill, Tapton, Chesterfield, S41 7GH

- NO CHAIN
- POPULAR COMPLEX
- JULIET BALCONY
- TWO BEDROOM APARTMENT
- ALLOCATED PARKING
- CANAL VIEWS

**Offers In The Region Of £110,000**

**HUNTERS®**  
HERE TO GET *you* THERE

## NO CHAIN - PERFECT FIRST-TIME BUYER PROPERTY – SPACIOUS TWO-BEDROOM APARTMENT IN A SOUGHT - AFTER LOCATION

An excellent opportunity for first-time buyers, professionals, or investors alike, this well-presented two-bedroom apartment is ideally situated in the highly desirable area of Tapton. Offering spacious and well-planned accommodation throughout, the property combines modern open-plan living with a convenient location, making it an ideal place to call home.

The apartment enjoys excellent transport links, with Chesterfield Railway Station and Chesterfield Town Centre both within easy walking distance or a short drive away, providing access to a wide range of amenities. The nearby Chesterfield Canal offers attractive waterside walks and green open spaces, perfect for enjoying the outdoors.

Internally, the property is accessed via a entrance hall which provides access to all rooms. The heart of the home is the spacious open-plan kitchen and lounge, creating a bright and sociable living space. The kitchen is thoughtfully arranged with ample worktop and cupboard space. The spacious open-plan lounge features double patio doors opening onto a charming Juliet-style balcony. From here, you can enjoy pleasant views overlooking the nearby canal, creating a light and airy living space with an attractive outlook.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from the added luxury and convenience of a private en-suite.

The second bedroom offers versatile accommodation and could be utilised as a guest room, home office, or nursery, depending on individual requirements. Completing the accommodation is a family bathroom.

Allocated parking space | Electric heating | COUNCIL TAX BAND: B

### LEASEHOLD:

LEASEHOLDER: Watson Management

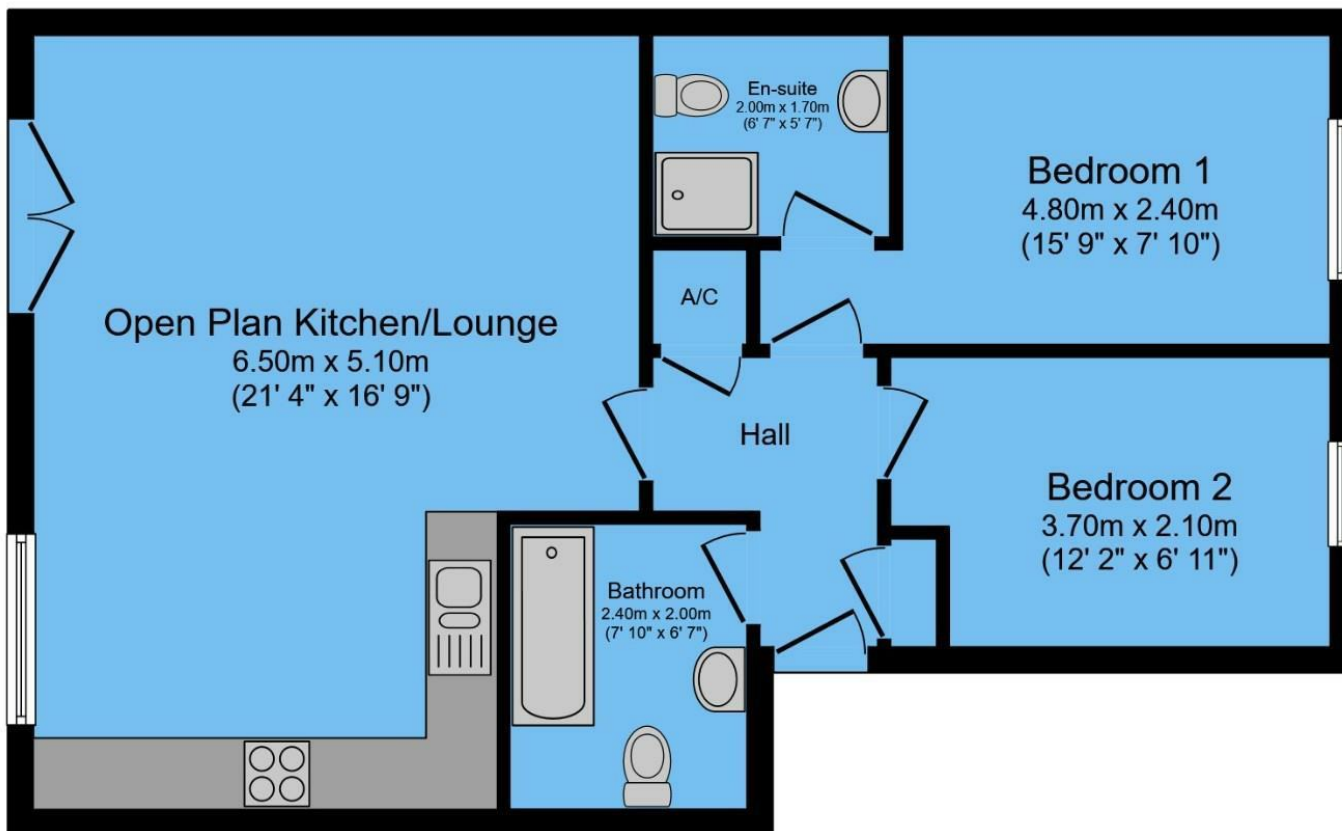
Leasehold Years remaining on lease; 103

Leasehold Annual Service Charge Amount £1,915.88 (paid in 2 six month installments)

Leasehold Annual Ground Rent Amount: £250







## 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>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 64      | 76                      |
| <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 Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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