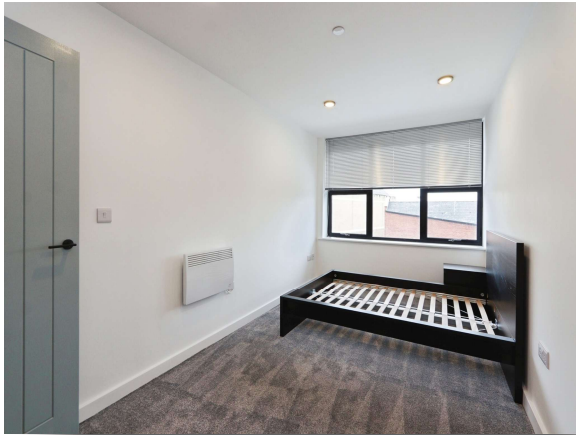


**Burlington Square Burlington Street, CHESTERFIELD S40 1FU**

**welcome to**

**Burlington Square Burlington Street, CHESTERFIELD**

This one bedroom first floor apartment features a carpeted entrance hall, open-plan living area with kitchen diner, and built-in appliances. It has a rear-facing bedroom with carpet and a bathroom with shower over bath, toilet, sink, and vinyl flooring.



**Entrance Hall**

A carpeted entrance hall with two storage cupboards and an intercom for the main door.

**Open Plan Living Area**

19' 3" x 8' 2" ( 5.87m x 2.49m )

An open-plan living area with a kitchen diner, featuring a rear window and integrated appliances including a fridge freezer, oven, hob, extractor, and washing machine. The flooring is carpet in the living area and vinyl in the kitchen diner.

**Bedroom**

16' 9" Into Recess x 8' 3" ( 5.11m Into Recess x 2.51m )

A rear-facing bedroom with carpet flooring.

**Bathroom**

A bathroom with a shower over the bath, toilet, sink, extractor fan, and vinyl flooring



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welcome to

## Burlington Square Burlington Street, CHESTERFIELD

- Council Tax Band A.
- One Bedroom First Floor Apartment.
- Open Plan Living.
- Secure Entrance Door.
- TOWN CENTRE LOCATION.

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1022.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£115 000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSF104742 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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