

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

14 Moorcroft House, Archdale Close, The Spires, Chesterfield, S40 2GB

- GROUND FLOOR LIVING
 - NO CHAIN
 - LEASEHOLD

- TWO BEDROOMS
- ALLOCATE PARKING
- VIEW NOW

Offers Over £100,000



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LOOKING FOR GROUND FLOOR LIVING CLOSE TO FANTASTIC AMENITIES & MINUTES FROM TOWN? Take a look at this fantastic GROUND FLOOR APARTMENT.

FULLY REDECORATED IN 2026

Suitable for people with mobility issues, this apartment is tucked away off the main road, the property has a car parking in close proximity of the property. It is also within easy walking distance or bus route to the town centre and is opposite the popular Alma Leisure Park with Cinema, Restaurants, Pub & Gym.

The accommodation comprises: - secure communal entrance hall leading to the main private front door of the apartment. The hall gives access to the lounge/diner, fitted kitchen, bathroom and two bedrooms.

The apartment is fully uPVC double glazed, modern electric heating and has 1 parking bay and visitors parking.

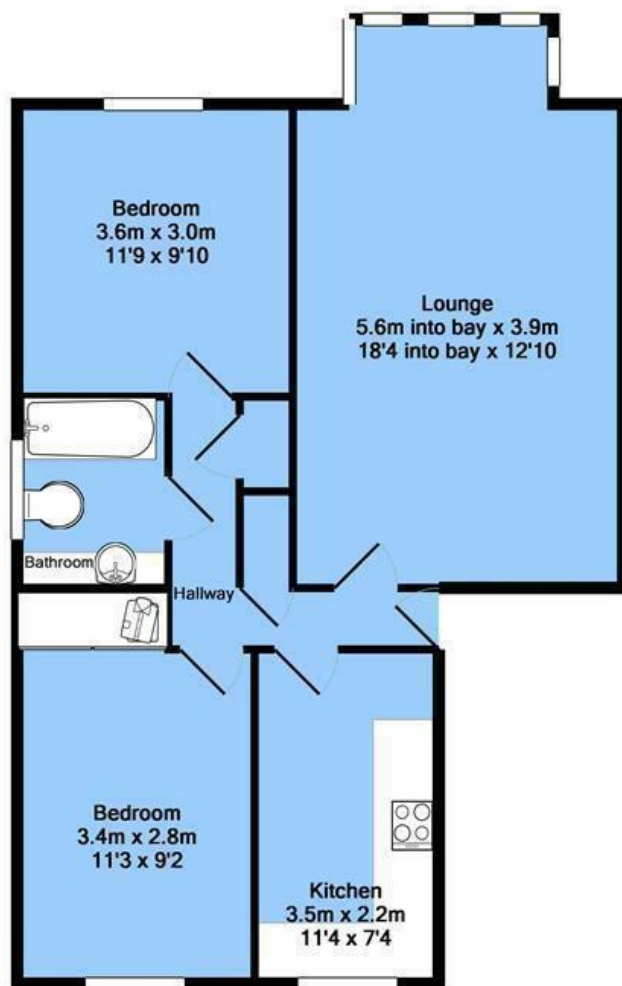
The property is AVAILABLE NOW - CALL Hunters to arrange your viewing

LEASEHOLD - approx 131 years remain
Ground Rent £212 pa
Service charge c £169pm

Chesterfield BC - Council Tax band B







TOTAL APPROX. FLOOR AREA 69.2 SQ.M. (745 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

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