



## 38A Chapel Road, Grassmoor, Chesterfield

- 1 BEDROOMED GROUND FLOOR APARTMENT
  - OPEN PLAN LIVING KITCHEN
  - BATHROOM WITH SHOWER CUBICLE
  - AVAILABLE NOW
- UNFURNISHED
- LARGE DOUBLE BEDROOM
- ON STREET PARKING

**£625 Per Calendar Month**

**HUNTERS®**

HERE TO GET *you* THERE

Hunters Lettings are delighted to welcome this one-bedroom ground floor flat located in the area of Grassmoor, Chesterfield.

This property is offered UNFURNISHED, allowing you the freedom to personalise the space to your taste.

**\*PLEASE NOTE -SOME PHOTOS HAVE BEEN STAGED WITH FURNITURE\***

Neutrally decorated & featuring modern fixtures and fittings.

Open plan living kitchen, large double bedroom & modern shower room.

Electric heating & Double Glazed.

On-street parking is available, providing ease of access for residents and visitors alike.

Do not miss the chance to make this lovely flat your new home.

Sorry NOT SUITABLE FOR PETS due to having no immediate secure outdoor area

Working applicants preferred or guarantor essential

**AVAILABLE NOW!**







TOTAL APPROX. FLOOR AREA 48.9 SQ.M. (526 SQ.FT.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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.



## 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			84
(69-80) C			
(55-68) D		55	
(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

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