21 Linacre House Linacre House, Archdale Close, Chesterfield, S40 2GE

HUNTERS®
HERE TO GET *you* THERE

OFFERED AT A GUIDE PRICE OF £100,000 to £105,000

Hunters are delighted to offer this spacious ONE DOUBLE BED first floor apartment on the development.

This super apartment would be ideal as a starter home or investment property. It's within walking distance of Chesterfield town centre, Royal NHS Hospital, train station (with frequent fast trains to London) and leisure facilities including cinema, gym and restaurants.

There is easy access to junction 29 of the M1 (5 miles) and the Peak District National Park is within close proximity.

The property comes with separate modern kitchen with integrated washing and fridge / freezer, hob/oven and extractor, spacious lounge with dining area, modern bathroom with a white three piece suite, a main double bedroom with a modern en suite shower room.

Externally there is an allocated parking in the communal car park, entry phone system, uPVC Double Glazing and Electric Heating.

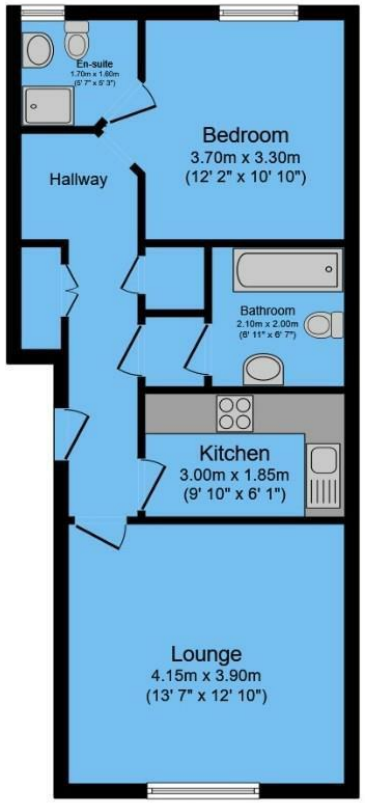
AVAILABLE TO VIEW NOW - Call Hunters today!

COUNCIL TAX BAND A

LEASEHOLD:
LEASEHOLDER: Premier Estates
Leasehold Years remaining on lease; 135
Leasehold Annual Service Charge Amount £1,600
Leasehold Annual Ground Rent Amount: £250

Linacre
House

19LN
21LN
23LN



Ground Floor

Total floor area 51.0 sq.m. (549 sq.ft.) approx

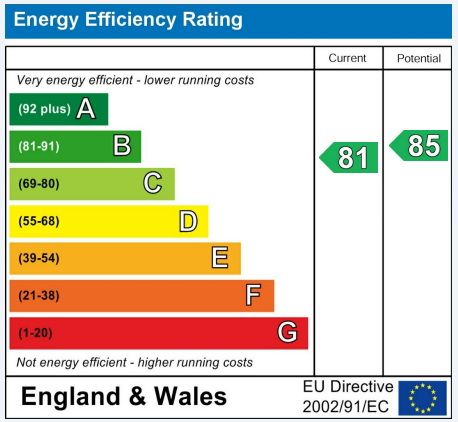
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.



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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The Property Ombudsman