



**Laver Drive, Chesterfield S41 7WA**

**welcome to**

## **Laver Drive, Chesterfield**

A well-presented first-floor apartment offering contemporary open-plan living, two bedrooms, an en-suite to the principal bedroom, modern bathroom, useful storage and one allocated parking space. Situated within a popular residential development close to local amenities and transport links.

### **Hall**

A welcoming entrance hall providing access to all principal rooms. Finished in neutral décor with contemporary flooring, creating a bright and inviting first impression. The hall also benefits from a useful built-in storage cupboard, ideal for coats, shoes and general household storage.

### **Kitchen / Dining Room**

A spacious open-plan kitchen and living/dining area, designed for modern living and entertaining. The contemporary fitted kitchen features a range of wall and base units with complementary work surfaces, integrated cooking appliances, inset sink and space for additional appliances. The living and dining area offers ample room for both lounge and dining furniture, with large windows allowing an abundance of natural light throughout.

### **Storage**

A practical internal storage cupboard accessed from the hall, providing valuable space for household items, cleaning equipment and additional storage needs.

### **Bathroom**

A modern family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with contemporary tiling and fixtures.

### **Bedroom One**

A generously sized principal bedroom featuring built-in wardrobes and ample space for additional bedroom furniture. A large window ensures the room feels bright and airy, while direct access to the en-suite adds further convenience.

### **En-Suite**

A contemporary en-suite shower room serving the principal bedroom, fitted with a shower enclosure, wash hand basin and low-level WC. Stylishly finished and ideal for everyday practicality.

### **Bedroom Two**

A well-proportioned second bedroom offering flexible accommodation. Suitable for use as a guest room, home office or nursery, with space for bedroom furnishings and a pleasant outlook from the window.

### **Allocated Parking**

The property benefits from one allocated parking space within the residents' car park, providing convenient off-road parking for the homeowner.

### **Agents Note - Aml Fee**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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welcome to

## Laver Drive, Chesterfield

- Council Tax Band - A
- First-Floor Apartment
- Two Well-Proportioned Bedrooms
- Principal Bedroom With En-Suite
- Spacious Open-Plan

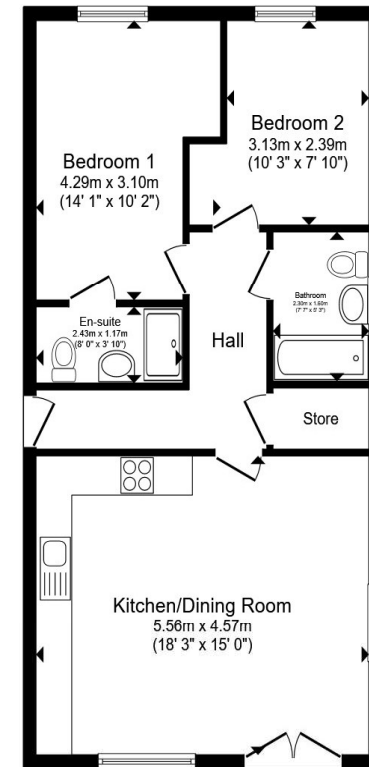
Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1613.60

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Total floor area 62.8 m<sup>2</sup> (676 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.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
CSF105365 - 0002

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