33 The Foundry, Camlough Walk, Chesterfield, S41 0FS

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £134,000

- AVAILABLE TO LANDLORDS ONLY - tenants in situ paying £700 pm
- Excellent commuter links & close to town centre
- Duplex apartment - with 1 bedroom on upper floor
- Bathroom with bath & shower over
- Close to town centre - LARGE 2 BED DUPLEX APARTMENT - Close to train station
- 2 Double bedrooms
- Allocated parking
- TENANTED & AN INVESTMENT READY TO GO

AVAILABLE TO LANDLORDS ONLY - with tenants in situ & paying £700pm.

GREAT FOR COMMUTERS - a two DOUBLE bedroomed DUPLEX apartment. Some furnishings are available FREE - with a bed & a settee.

Within WALKING DISTANCE of the town centre and train station. M1 access easy too...

Fantastic opportunity to acquire a stunning duplex apartment situated in the ever popular Riverside village. Offering great commuter links, within walking distance of the town centre and the train station.

This is one of the largest apartments within the block and is split over two levels. Perfect for the professional couple seeking stylish and modern apartment living.

The first floor offers a large open plan living diner and kitchen with built in appliances. Large double bedroom with fitted wardrobes, bathroom with shower over bath.

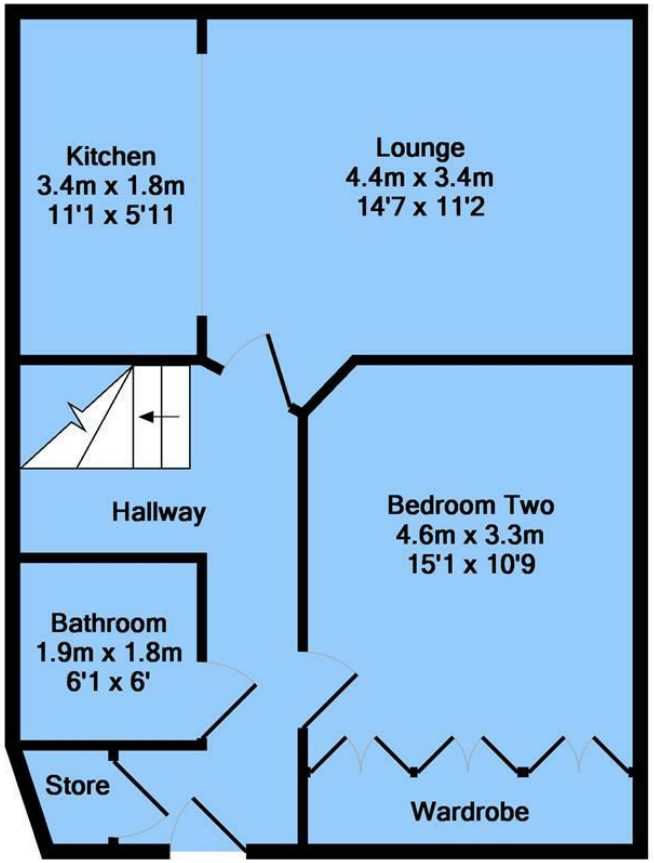
The second floor sees a larger than expected double bedroom again with fitted storage.

Outside is an allocated parking space and visitors parking spots are also available. The property has electric heating.

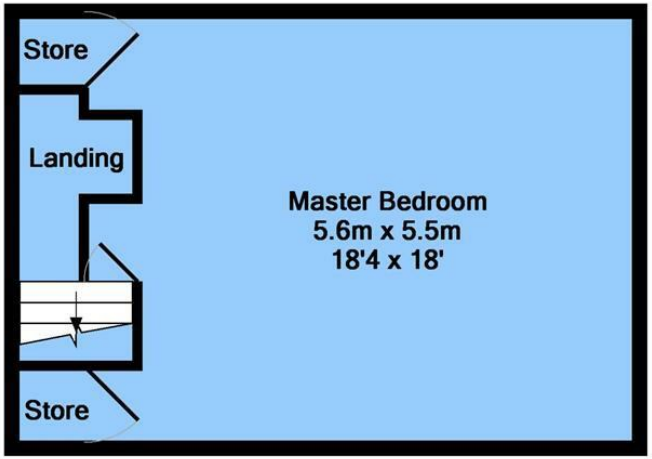
FULL EICR & ALL CERTIFICATES IN PLACE - an investment ready to go!
Please note the apartment block did suffer with flooding with the October storm of 2023. The apartment itself DID NOT FLOOD.

Leasehold - Annual service charge for 2025 £1638.76
976 years remain on the lease.

Tax Band C, EPC Rating D.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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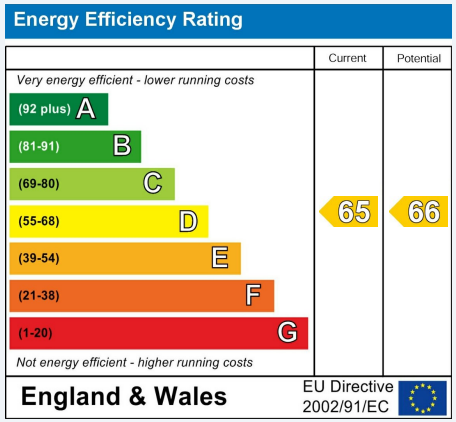
ENERGY PERFORMANCE CERTIFICATE

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.

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.

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The Property Ombudsman