



South Close, Unstone Dronfield S18 4DT

welcome to

South Close, Unstone Dronfield

****Guide Price £85,000 - £90,000**** A well-presented first-floor flat with bright living space, a peaceful double bedroom, a generous kitchen, and a modern bathroom arranged around a central hall.. Ideal for first-time buyers, Investors or those seeking a simple, well-kept home.

Hall

The hall offers a calm and welcoming entry point, giving you space to arrive and move easily between each room. Its simple layout keeps the flat feeling organised and connected, with everything branching naturally from this central point.

Bedroom

The bedroom is a peaceful, well-proportioned space ideal for a double bed and additional furniture. Its quiet position makes it a comfortable retreat, perfect for unwinding and creating a cosy, personal sanctuary.

Living Room

The living room forms the heart of the home — bright, inviting and easy to furnish. Generous natural light lifts the space throughout the day, making it ideal for relaxing, entertaining or working from home.

Kitchen

The kitchen is neatly arranged and practical, with good storage and worktop space for everyday cooking. Its layout supports both quick meals and more involved cooking, offering a functional and pleasant place to spend time.

Bathroom

The bathroom completes the flat with a clean, simple suite including a bath, WC and basin. Its position off the hall keeps it convenient while maintaining privacy from the main living areas.

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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- **Guide Price £85,000 - £90,000**
- Council Tax Band - A
- First-Floor Flat
- Bright Living Room
- Peaceful Double Bedroom

Tenure: Leasehold EPC Rating: C

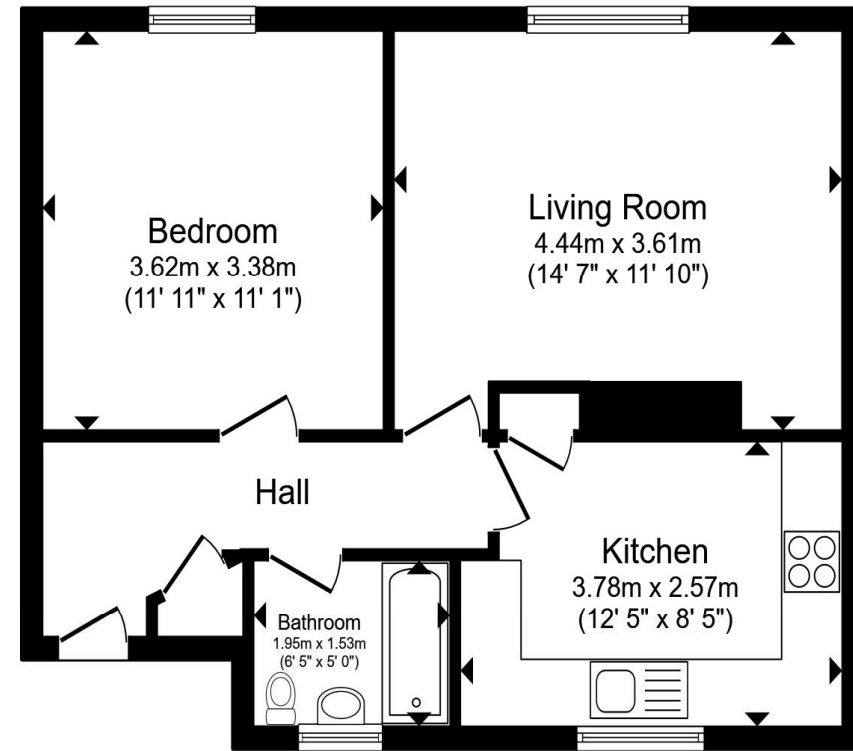
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 May 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£85,000



Total floor area 48.1 m² (517 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


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Property Ref:
CSF105265 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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