

# PINEWOOD



**Vicarage Walk, Clowne, Chesterfield, Derbyshire S43 4FH**



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EPC

B

**£700 Per Month**



**DO NOT MISS OUT...on this delightful two bedroom modern apartment located in the sought after location.**

**This apartment offers two good sized bedrooms and a bathroom with a white three piece suite. It provides an open plan living and kitchen area, which creates a spacious and airy feel, perfect for relaxing or entertaining guests. The property's modern construction ensures a contemporary living experience, with all the conveniences of a newer build.**

**Situated on the second floor, it offers a sense of privacy and with an allocated parking space adds a touch of convenience.**

**Video Tour Available, take a look around!**

**Contact Pinewood Properties for more information or to book a viewing!**

- **SECOND FLOOR APARTMENT**
- **LOUNGE / DINER**
- **ALLOCATED PARKING**
- **GAS CENTRAL HEATING**
- **COUNCIL TAX BAND: A**
- **TWO BEDROOMS**
- **LARGE MODERN BATHROOM**
- **ENTRANCE PHONE**
- **DOUBLE GLAZING**
- **DEPOSIT AMOUNT £807**

### **Entrance**

Having an entrance phone, central heating radiator, fitted carpet and door through to the hallway.

### **Lounge / Diner**

The kitchen has white base and wall cabinets with white door and drawer fronts and dark contrasting worktop. Integrated oven, hob and extractor, stainless steel sink, uPVC window to the side aspect under counter automatic, washing machine and enough room at the end of the units for a freestanding fridge freezer with a fully tiled floor, the room then opens up to the living area with carpet flooring, central heating radiators, uPVC French style doors opening to a Juliet balcony.

### **Bedroom One**

A very spacious bedroom neutral decor, a upVC window, fitted carpet and a central heating radiator.

### **Bedroom Two**

Bedroom two is a good size also with a uPVC window to the front and French style double door leading to a Juliet balcony.

### **Bathroom**

Having a tub with an integrated mixer shower from the boiler, pedestal wash basin, low flush water closet and a tiled splashback.

### **Foyer / Outside**

A well maintained Foyer and allocated parking.

### **Disclaimer**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This floorplan is for guidance only and is not to scale. It is not intended to be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

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DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the solicitor.

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 will be no delay in agreeing the sale.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	81	82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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PINEWOOD