



Laver Drive, Tapton, Chesterfield, Derbyshire S41 7WA

1 1 1 EPC B

Offers Over £115,000

P I N E W O O D



Laver Drive Tapton Chesterfield Derbyshire S41 7WA

Offers Over £115,000

**1 bedrooms
1 bathrooms
1 receptions**

- IDEAL FOR THE FIRST TIME BUYER OR INVESTOR - RECENTLY CONSTRUCTED BY AVANT HOMES - REMAINING BUILDERS WARRANTY - APPROX 7 YEARS
 - ONE ALLOCATED PARKING SPACE IN THE COMMUNAL CAR PARK
- WALKING DISTANCE TO THE TRAIN STATION, CHESTERFIELD COLLEGE, CHESTERFIELD TOWN CENTRE
 - EASY ACCESS TO THE M1 MOTORWAY - TAPTON PARK AND CHESTERFIELD CANAL FOR WALKS
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - OPEN PLAN KITCHEN DINING LIVING AREA
 - JULIET BALCONY WITH VIEWS OVER THE CANAL AND BEYOND
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - EPC RATED B - COUNCIL TAX BAND A
 - STYLISH BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- OPEN PLAN KITCHEN/LIVING ROOM WITH INTEGRATED OVEN, HOB AND EXTRACTOR, FRIDGE AND FREEZER



VIEWS, VIEWS, VIEWS... Immaculately Presented One-Bedroom First-Floor Apartment in a Desirable Location – Built in 2022 ideal for the first time buyer or investor.

Situated within the prestigious Waterside Quarter Development in the sought-after area of Tapton, this stylish modern apartment, built by Avant Homes, offers contemporary living in an exceptional location. Ideally positioned, it provides easy access to Chesterfield Railway Station, Chesterfield College, the town centre, Tapton Park, and an array of local amenities, including supermarkets and scenic canal-side walks.

The property welcomes you with a spacious entrance hallway, complete with a built-in storage cupboard. The beautifully designed open-plan kitchen and living area boasts high-specification integrated appliances and opens onto a Juliet balcony, offering stunning views over Chesterfield Canal and beyond.

The generously proportioned dual-aspect bedroom provides an abundance of natural light, while the modern, partially tiled bathroom features a sleek three-piece suite, including a bath with an overhead shower.

Additional benefits include gas central heating via a combi boiler, uPVC double glazing, and the convenience of an allocated parking space.

Leasehold Information: Details currently unregistered; purchasers are advised to seek independent legal guidance. Council Tax Band A. EPC Rating A.

Video Tour Available – Take a Look Around!

Contact Pinewood Properties today to arrange your viewing or for further information.

ENTRANCE HALL

Upon entering, you are welcomed by a stylish entrance hall featuring a built-in storage cupboard, modern grey wood-effect laminate flooring, and fresh painted décor. An entry phone system and room thermostat add to the convenience of this well-designed space.

KITCHEN/LIVING ROOM

16'10" x 13'7" (5.15 x 4.15)

The stunning open-plan kitchen and living area is designed for modern living, featuring stylish grey wood-effect laminate flooring, painted décor, and two radiators for year-round comfort. Natural light floods the space through a uPVC window and uPVC doors that open onto a Juliet balcony, offering scenic views. The contemporary kitchen is fitted with high-specification integrated appliances, including a fridge, freezer, oven, extractor, and a four-ring electric hob. A stainless steel sink with a brushed stainless mixer tap is set within a sleek laminated worktop, complemented by matching drawers and base units, with contrasting wall units providing ample storage. There is also space and plumbing for a washing machine, ensuring convenience and functionality.

BEDROOM

11'11" x 10'2" (3.637 x 3.10)

The generously sized double bedroom benefits from a bright dual-aspect layout, with two uPVC windows allowing plenty of natural light to fill the space. Featuring a stylish grey carpet, a statement feature wallpapered wall, and a radiator for added comfort, this room offers both elegance and practicality.

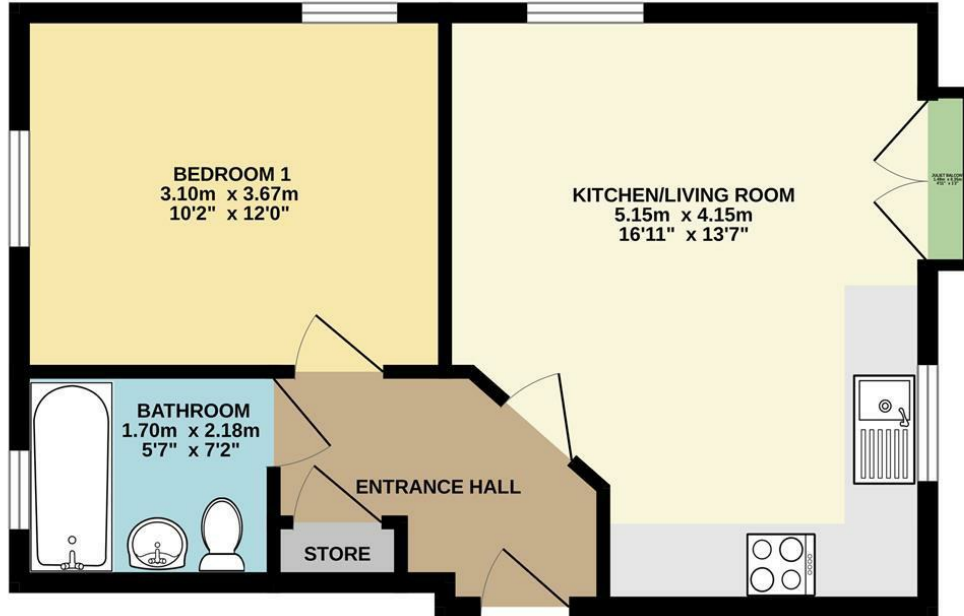
BATHROOM

7'1" x 5'6" (2.18 x 1.70)

The modern bathroom is finished to a high standard, featuring tiled-effect vinyl flooring, part-tiled walls with painted décor, and a sleek white three-piece suite. This includes a low-flush WC, a pedestal sink with a chrome mixer tap, and a bath with a chrome mixer shower over. An extractor fan, radiator, and opaque uPVC window provide both comfort and practicality.

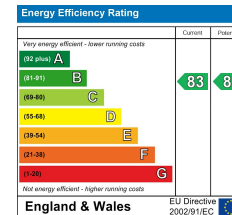


GROUND FLOOR
39.4 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA : 39.4 sq.m. (424 sq.ft.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE

The property benefits from an allocated parking space within the communal car park, providing convenient parking. Additionally, on-street parking is available for visitors or additional vehicles.

GENERAL INFORMATION

Tenure - Leasehold - Details currently unregistered; purchasers are advised to seek independent legal guidance
Council Tax Band A
EPC Rated B
uPVC Double Glazed Windows
Gas Central Heating
Total Floor Area - 424.00 sq ft / 39.4 sq m

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.

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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Clay Cross, S45 9JE
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