



Tapton Lock Hill, Tapton, Chesterfield, Derbyshire S41 7GD

2 2 1 EPC C

£110,000

PINEWOOD





# Tapton Lock Hill

## Tapton

### Chesterfield

#### Derbyshire

##### S41 7GD

**£110,000**

**2 bedrooms**  
**2 bathrooms**  
**1 receptions**

- PERFECT FOR THE INVESTORS AND FIRST TIME BUYERS - POSS 8.7% GROSS YIELD
- OPEN PLAN KITCHEN/DINING/LOUNGE AREA - JULIET BALCONY OVERLOOKING CHESTERFIELD CANAL
- INTEGRATED APPLIANCES INCLUDE DISHWASHER, WASHING MACHINE, FRIDGE, FREEZER, OVEN/HOB AND EXTRACTOR
- CLOSE TO TOWN CENTRE - CLOSE TO ALL THE LOCAL AMENITIES ON SHEFFIELD ROAD
  - NEUTRAL DECOR AND CARPETS - ENTRYPHONE - ELECTRIC HEATING
  - ENSUITE SHOWER ROOM TO BEDROOM ONE
- ALLOCATED PARKING SPACE IN SECURE CAR PARK - PLENTY OF VISITOR SPACES
  - ONE DOUBLE BEDROOM AND ONE GOOD SIZED SINGLE BEDROOM
  - MODERN BATHROOM WITH WHITE SUITE AND BATH
- WELL PRESENTED - LAMINATE FLOORING THROUGHOUT THE KITCHEN/DINING/LOUNGE AREA





**\*\*NO CHAIN - OPEN PLAN TWO BED FIRST FLOOR EXECUTIVE APARTMENT\***

**WISHING TO START YOUR OWN PORTFOLIO? WE HAVE 2 OF THESE FOR SALE?**

**PERFECT FOR THE FIRST TIME BUYERS OR INVESTORS.....**This is a highly desirable TWO bed executive first floor apartment overlooking the Tapton Lock canal to the rear. A short distance from local superstores, train station, main commuter routes, 5 minutes drive to the M1 Junct 29 and Chesterfield town centre. Walking distance to all the amenities on Sheffield Road.

The property comprises of a double and a single bedroom with an open plan kitchen/dining/lounge area with Juliet balcony overlooking the canal, modern kitchen with a great range of maple units with integrated appliances including oven, four ring electric hob and extractor, fridge, freezer, dishwasher and washer dryer.

The modern bathroom has a white suite and bath only & en suite shower room to the principal double bedroom with white suite and shower cubicle, allocated parking in a secure communal car park and secure entry to the building. Double Glazing and Electric Heating.

**\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\***

**\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK A VIEWING\***

#### **KITCHEN/LOUNGE/DINING ROOM**

21'3" x 16'7" (6.48 x 5.07)

A bright and spacious open-plan kitchen and living space, offering ample room for a dining table. Features include UPVC windows and a Juliet balcony that opens to picturesque views of the canal. The area is finished with laminate flooring and neutral painted décor, complemented by two electric heaters for added comfort. The kitchen is well-equipped with integrated appliances including an oven, hob, and extractor fan, along with a fridge, freezer, and dishwasher. There is also space and plumbing for a washing machine. Storage is provided by beech-effect drawers, wall, and base units with contrasting laminated work surfaces. A stainless steel sink with mixer tap completes the practical and stylish kitchen area.

#### **BATHROOM**

7'10" x 6'8" (2.41 x 2.05)

Fitted with a modern white suite comprising a close-coupled WC, pedestal hand basin with chrome taps, and a panelled bath with chrome mixer shower over. The walls feature contemporary tiled surrounds complemented by grey laminate flooring and neutral painted décor. Additional features include an extractor fan and a wall-mounted towel radiator.

#### **BEDROOM ONE**

16'2" x 12'0" (4.93 x 3.68)

A spacious double bedroom featuring neutral carpeting, a UPVC window allowing ample natural light, and an electric heater. Finished with neutral painted décor, this room offers a comfortable and inviting living space.

#### **ENSUITE SHOWER ROOM**

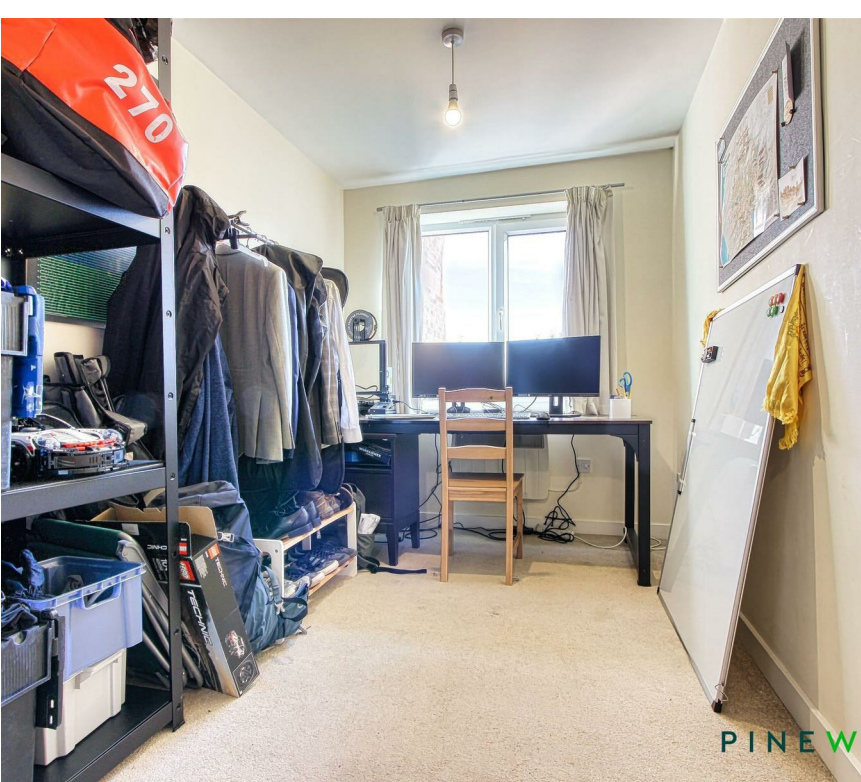
6'6" x 6'3" (1.99 x 1.91)

Serving the principal bedroom, the en-suite is fitted with a modern white suite comprising a pedestal hand basin with chrome taps, close-coupled WC, and a fully tiled shower cubicle with chrome fittings. Finished with grey laminate flooring and neutral painted décor, the room also benefits from an extractor fan and a wall-mounted towel radiator.

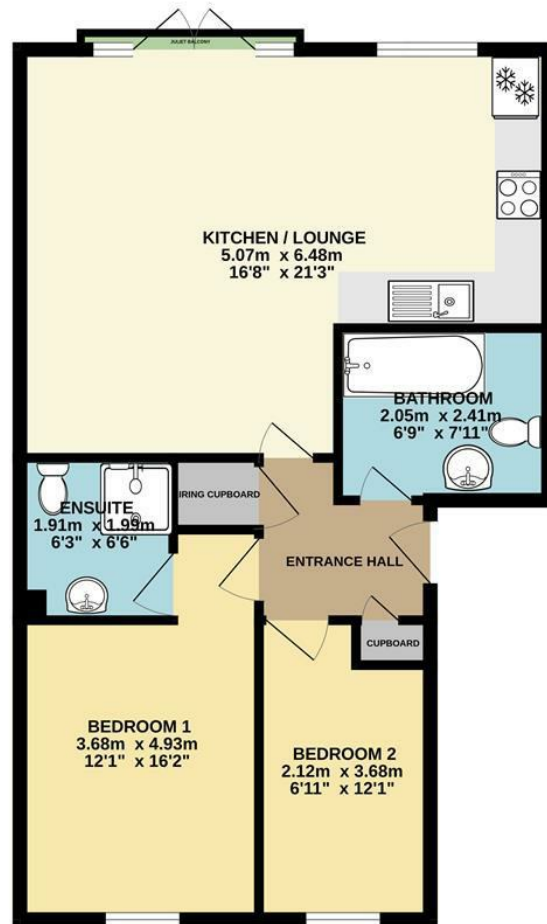
#### **BEDROOM TWO**

12'0" x 6'11" (3.68 x 2.12)

A well-proportioned single bedroom featuring neutral carpeting, a UPVC window providing natural light, and an electric heater. Finished with neutral painted décor, this room offers a versatile and comfortable space.



GROUND FLOOR  
61.6 sq.m. (663 sq.ft.) approx.



TOTAL FLOOR AREA : 61.6 sq.m. (663 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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26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



## EXTERIOR

The apartments are located in a generous and picturesque setting with access and views to the Chesterfield Canal, with allocated parking in a secure carpark with electric gates and gated pedestrian access, plenty of visitor spaces.

## GENERAL INFORMATION

ELECTRIC HEATING  
UPVC DOUBLE GLAZING  
LEASEHOLD

TOTAL FLOOR AREA - 663.00 SQ FT / 61.6 SQ M  
COUNCIL TAX BAND B  
EPC RATING C

## 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.

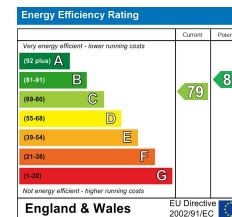
Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind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

## MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call us for more details

## DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.



# PINEWOOD