



**Linacre House, Archdale Close, Chesterfield, Derbyshire S40 2GE**

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**Guide Price £85,000**

**PINEWOOD**



# Linacre House Archdale Close Chesterfield Derbyshire S40 2GE

## Guide Price £85,000

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

- SOLD WITH SITTING TT - IDEAL INVESTMENT PROPERTY
- BATHROOM WITH WHITE SUITE- ENSUITE SHOWER ROOM TO BEDROOM
  - DOUBLE BEDROOM WITH STUDY/DRESSING AREA
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB, EXTRACTOR, WASHER DRYER, FRIDGE FREEZER AND DISHWASHER
  - ALLOCATED PARKING SPACE IN COMMUNAL CAR PARK
  - WALKING DISTANCE TO TOWN CENTRE - IDEAL FOR ACCESS TO M1 MOTORWAY JUNC 29
  - LOUNGE WITH DINING AREA
- UPVC DOUBLE GLAZING AND ELECTRIC HEATING - COUNCIL TAX BAND A
  - NEUTRAL DECOR AND CARPETS
- CLOSE TO ALL THE AMENITIES, MAIN COMMUTER ROUTES AND RETAIL PARKS OFF DERBY ROAD



**\*\*GUIDE PRICE £85,000-£95,000\*\*NO CHAIN\*\*SOLD WITH SITTING TT\*\***

**IDEAL FOR INVESTORS\*\*GREAT TOWN CENTRE LOCATION\*\*ONE BED  
GROUND FLOOR APARTMENT\*\*ENSUITE TO MAIN BEDROOM\*\***

This is a one of the larger styles of apartment on this development. Located on the ground floor, this apartment comes with separate modern kitchen with designer fitted kitchen with integrated oven, chimney hood and hob; washer/dryer and fridge/freezer, and also a dishwasher, spacious lounge diner with bay window in the dining area, modern bathroom with a white three piece suite, a double bedroom with a study/dressing area and a modern en suite shower room. There is also allocated parking in the communal car park, entry phone system, walking distance to the Town Centre, Train Station and great access to M1 Motorway junction 29 and commuter routes for Sheffield, Derby and Nottingham. Neutral Décor and Neutral Carpets.

**\*\*POTENTIAL 8.1% GROSS YIELD\*\***

**\*\*VIDEO TOUR AVAILABLE - Take a look around\*\***

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

#### **ENTRANCE HALL**

This ground floor apartment is accessed through the communal front door from the communal car park, on entering there is a welcoming hallway with neutral carpet and neutral painted décor, wall mounted electric heater, entryphone and built in storage cupboards.

#### **LOUNG DINER**

13'6" x 12'9" (4.14 x 3.91)

The lounge diner has neutral carpet, neutral painted décor, wall mounted electric heater and uPVC window.

#### **KITCHEN**

9'8" x 5'11" (2.95 x 1.81)

The modern kitchen has a good range of drawers, wall and base units with a complementary laminated worktop incorporating a stainless sink with chrome mixer tap, integrated oven, four ring electric hob and extractor, space/plumbing for a washing machine and space for a tall fridge freezer. With tiled flooring, neutral painted décor, inset spotlighting and a wall mounted heater.

#### **BEDROOM**

10'1" x 9'8" (3.09 x 2.96)

The double bedroom has space for a wardrobe/dressing table or desk, neutral painted décor with a feature wallpaper to one wall, neutral carpet, uPVC window and wall mounted electric heater.

#### **STUDY/DRESSING AREA**

5'3" x 4'3" (1.62 x 1.30)

Perfect for a desk, dressing table or wardrobe.

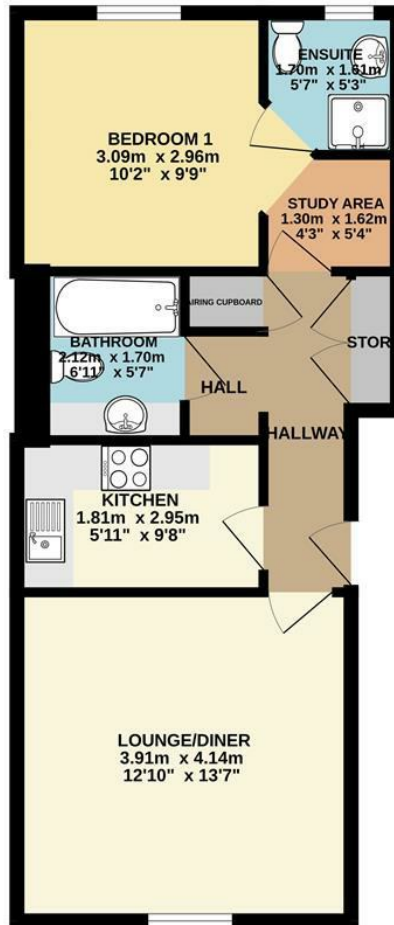
#### **ENSUITE SHOWER ROOM**

5'6" x 5'3" (1.70 x 1.61)

The en suite shower room has a shower cubicle, low flush w.c and a pedestal hand basin with chrome taps, with neutral painted décor, wall mounted electric heater, tiled flooring and a uPVC frosted window.



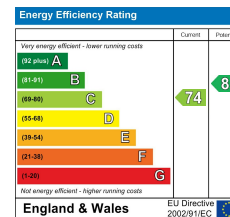
GROUND FLOOR  
45.5 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA: 45.5 sq.m. (490 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

To the front of the building is a communal car park with an allocated space for this apartment and communal well kept grounds.

## GENERAL INFORMATION

Tenure: Leasehold

Council Tax Band: A

EPC Rating: C

Total Floor Area: 490.00 sq ft / 45.5 sq m

uPVC Double Glazing

Electric Heating

## 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.

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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.