



Cavendish Court, Newland Dale, Chesterfield, Derbyshire S41 7QG

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- EPC C

£110,000

PINEWOOD



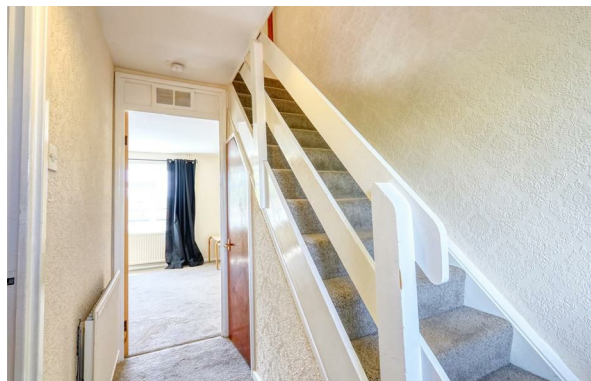


# Cavendish Court Newland Dale Chesterfield Derbyshire S41 7QG

**£110,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- SPACIOUS ACCOMODATION OVER TWO FLOORS
  - COMMUNAL CAR PARK -AMPLE SPACES
- TWO DOUBLE BEDROOMS - ONE WITH BUILT IN WARDROBES
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
  - LOUNGE DINER
- MODERN KITCHEN WITH WASHING MACHINE, FRIDGE FREEZER AND INTEGRATED OVEN/HOB
  - LOVELY VIEWS OVER THE BALCONY AND TO THE REAR
- QUIET AND SOUGHT AFTER AREA - WALKING DISTANCE TO THE TOWN CENTRE - CLOSE TO ALL THE LOCAL AMENITIES
  - NEUTRAL DECOR AND CARPETS THROUGHOUT
- GAS CENTRLLA HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A







NO CHAIN\*\*QUIET CUL DE SAC LOCATION\*\* TWO DOUBLE BEDROOMS\*\*WALKING DISTANCE TO TOWN CENTRE\*\*LOVLEY VIEWS TO THE FRONT AND REAR\*\*

An ideal investment property or first time buy, currently has a long term tenant but can also be sold with vacant possession. Current gross yield is 6.5% - potential gross yield is 7.1%

This is a WELL PRESENTED TWO DOUBLE BED SECOND FLOOR DUPLEX apartment located on a cul de sac in the village location of NEWBOLD. Walking distance to Chesterfield town centre, all the local amenities and only a short walk to the train station, buses and Chesterfield College. Close to all the local village amenities and schools.

The apartment is accessed through a secure entrance to block with electronic doors and CCTV. With communal balcony and far-reaching views to the front and to the rear. The apartment has uPVC entrance door leading into the hall with under stairs storage, kitchen with fridge freezer, washing machine and oven/four ring induction hob, with space for a bistro table/chairs and a lounge-diner with satellite tv and telephone connection.

To the first floor is the main bedroom with built in mirrored wardrobes, bedroom two also being a double and bathroom with white suite and electric TRITON shower over bath. With neutral decor and carpets throughout, uPVC double glazing and gas central heating (boiler fitted 2019 and annually serviced) Outside sees ample communal parking in the residents car park. Neighbourhood Watch area and patrolled by council neighbourhood warden.

\*\*Includes a 7ft x 3ft lockable shed in secure area, perfect for bikes!\*\*

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

\*\*PLEASE CALL PINewood PROPERTIES FOR MORE INFORMATION\*\*

**ENTRANCE HALL/STAIRS AND LANDING**

A welcoming entrance hall featuring neutral carpet and tasteful décor, creating a warm and inviting first impression. Stairs rise to the first floor, and there is useful under-stairs storage, ideal for coats, shoes, or household items.

**LOUNGE DINER**

14'6" x 11'11" (4.44 x 3.65)

Featuring neutral carpet and décor throughout, this spacious lounge/dining area offers a bright and inviting living space. A uPVC window allows for natural light, complemented by a central heating radiator for comfort.

**KITCHEN**

10'1" x 8'4" (3.08 x 2.55)

This stylish modern kitchen features wood-effect vinyl flooring and a range of sleek wall and base units complemented by laminated worktops. A stainless steel sink with mixer tap is set beneath a uPVC window, with tiled splashbacks adding a practical and attractive finish. Integrated appliances include an oven and electric hob, with dedicated space and plumbing for a washing machine. A fridge freezer is also included in the sale. The kitchen is neutrally decorated and benefits from a radiator for added comfort.

**BEDROOM ONE**

12'4" x 8'6" (3.76 x 2.60)

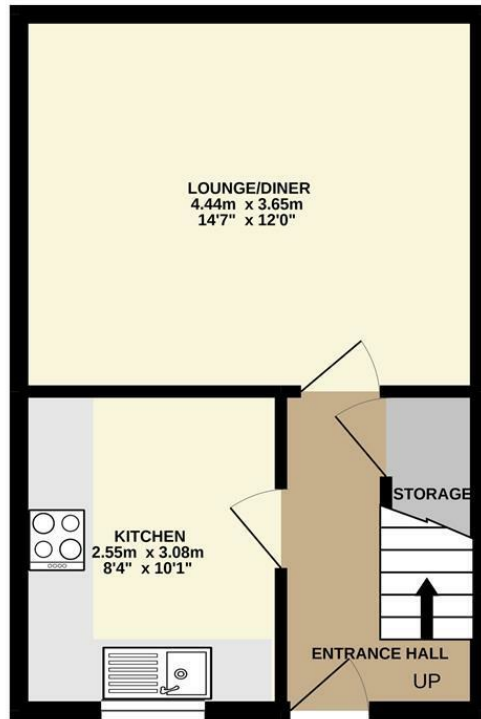
A spacious double bedroom located on the first floor, featuring neutral carpet and décor for a calm and modern feel. Benefits include a UPVC window providing natural light, a radiator, and built-in mirrored wardrobes offering ample storage space.

**BEDROOM TWO**

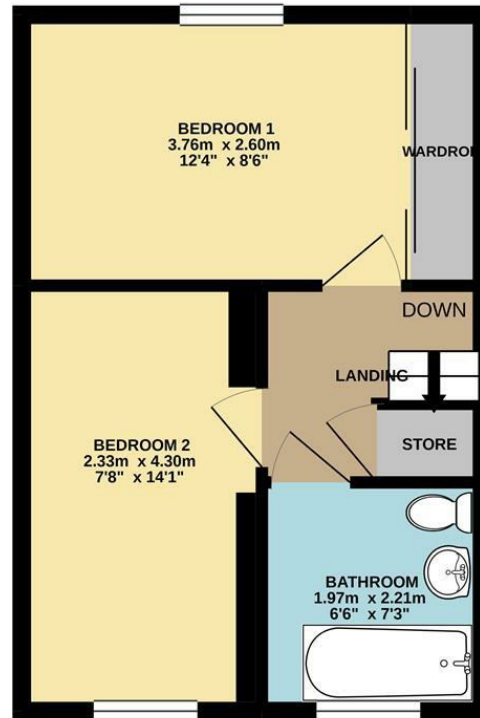
14'1" x 7'7" (4.30 x 2.33)

A spacious double bedroom located on the first floor, featuring neutral carpet and décor, Benefits include a UPVC window providing natural light and a radiator.

GROUND FLOOR  
29.9 sq.m. (321 sq.ft.) approx.

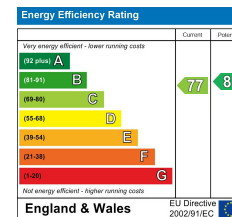


1ST FLOOR  
29.2 sq.m. (315 sq.ft.) approx.



TOTAL FLOOR AREA : 59.1 sq.m. (636 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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## BATHROOM

7'3" x 6'5" (2.21 x 1.97)

A modern bathroom fitted with a white suite comprising a WC, pedestal hand basin with brass taps, and a bath with shower over. The room is part tiled for easy maintenance and features a UPVC frosted window for privacy along with a radiator for comfort.

## EXTERIOR

The property benefits from ample parking within the residents' car park and enjoys lovely views from the apartment. Well-maintained communal grounds enhance the setting, and a private 7ft x 3ft lockable shed offers ideal storage space for bikes or other items.

## GENERAL INFORMATION

Tenure - Leasehold  
Council Tax Band A  
uPVC Double Glazing  
Total Floor Area - 636.00 sq ft / 59.1 sq m  
EPC Rated - TBC

Freeholder (Chesterfield Borough Council) has fitted all new double uPVC glazed windows & doors, external insulation, communal areas refurbished, new CCTV security, new landscaping & car parking  
Secure Entry Door to Communal Areas

## 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.

## 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.

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