



GRANT'S
OF DERBYSHIRE

Archdale Close, Chesterfield S40 2GE
£750 Per Calendar Month

We are pleased to offer to let, this immaculately presented, two double bedroomed, first floor apartment. Conveniently situated within walking distance of Chesterfield Town Centre and local amenities, the sought after location also provides excellent transport links with easy access to the M1 and Sheffield. The property has been redecorated throughout and brand new carpets are in the process of being fitted. The accommodation on offer briefly comprises; entrance hallway, spacious living room, fitted kitchen, bathroom and two double bedrooms. There is allocated parking for one vehicle and further on-road parking nearby. Non smokers, no pets. Available mid July 2025.

Accommodation

An attractive entrance door set within a glazed surround opens to the communal hallway where a staircase rises to the first floor. Apartment 20 can be found on the left hand side. The solid wood front door opens to the

Entrance Hallway 7'5" x 3'8" (2.28m x 1.14m)

Providing access to all rooms with a telecom system for the front door and an airing cupboard which houses the immersion tank. The first door on the left leads to the

Living Room 12'10" x 13'6" (3.93m x 4.13m)

A generous living and dining space which is flooded with natural light, with a uPVC double glazed window to the rear aspect. The neutrally decorated room has TV and phone points.

Kitchen 9'8" x 6'2" (2.97m x 1.88m)

Of contemporary design with tiled flooring, this room is fitted with a range of oak effect wall, drawer and base units with contrasting work surfaces and stainless steel sink with mixer tap. Integrated appliances include an electric oven and hob with stainless steel splash back and extractor canopy over. There's space and plumbing for an automatic washing machine

and there's a free-standing slimline dishwasher and free-standing tall fridge-freezer which will both be left on a goodwill basis.

Bathroom 7'2" x 5'7" (2.19m x 1.71m)

Being part tiled this spacious and neutral bathroom contains a white 3 piece suite comprising of; panelled bath with mixer shower over, low level flush WC and semi inset wash basin with ample storage below. There is a wall mounted mirror and extractor fan.

Bedroom One 10'3" x 11'2" (3.13m x 3.42m)

A spacious double room with a large uPVC double glazed window to the front aspect.

Bedroom Two 12'7" x 8'7" (3.85m x 2.62m)

A second double room with two uPVC double glazed windows to the front aspect.

Outside & Parking

There is one allocated off road parking space with ample on street parking along the quiet cul de sac. There are a few communal lawned areas to the front and rear of the property which can be utilised by tenants if desired.

Council Tax Information

We are informed by Chesterfield Borough Council that this home falls within Council Tax Band B which is currently £1737 per annum.





Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



