



12 Aston House, Horse Chestnut Close,
Chesterfield S40 2FF

OFFERS IN THE REGION OF

£90,000

W
WILKINS VARDY

OFFERS IN THE REGION OF

£90,000

AFFORDABLE ONE BED APARTMENT - CONVENIENT LOCATION - ALLOCATED PARKING - NO CHAIN

Offered for sale with no chain is this neutrally presented second floor apartment which provides 452 sq. ft. of easily managed accommodation, making it an ideal choice for individuals or couples seeking a cosy home.

The apartment features a well appointed kitchen/living room that provides a warm and inviting space for relaxation or entertaining guests. The double bedroom is thoughtfully designed to maximise space and light having French doors which open to a balcony, and the bathroom is modern and functional, catering to all your daily needs. Outside, there is an allocated parking space.

Located on the edge of the Town Centre, this apartment benefits from a range of local amenities, including shops, restaurants, and parks, all within easy reach. The area is also well connected by public transport, making it simple to explore the wider region and the M1 Motorway is just a short distance away.

- IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY
- OPEN PLAN KITCHEN/LIVING ROOM
- BATHROOM
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D
- AFFORDABLE & EASILY MANAGED SECOND FLOOR APARTMENT
- DOUBLE BEDROOM WITH FRENCH DOORS OPENING TO A BALCONY
- ALLOCATED PARKING SPACE
- NO CHAIN

General

Electric room heaters and electric immersion heater for hot water
uPVC sealed unit double glazed windows.

Gross internal floor area - 42.0 sq.m./452 sq.ft.

Council Tax Band - A

Tenure - Leasehold

Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A communal door with entry buzzer gives access to stairs which rise up to the Second Floor.

On the Second Floor Communal Landing

A front entrance door opens into a ...

'L' Shaped Entrance Hall

Having a built-in cupboard which houses the hot water cylinder.

Bathroom

8'8 x 5'5 (2.64m x 1.65m)

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

Bedroom

11'0 x 8'11 (3.35m x 2.72m)

A good sized double bedroom with uPVC double glazed French doors opening to a balcony (7'10 x 3'8).

Open Plan Kitchen/Living Room

17'9 x 12'1 (5.41m x 3.68m)

Being fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and hob with glass splashback and extractor hood over.

Space is provided for a washing machine, and there is also space for a fridge/freezer.

Vinyl flooring to the kitchen area.

Outside

The property has an allocated parking space.

Additional Information

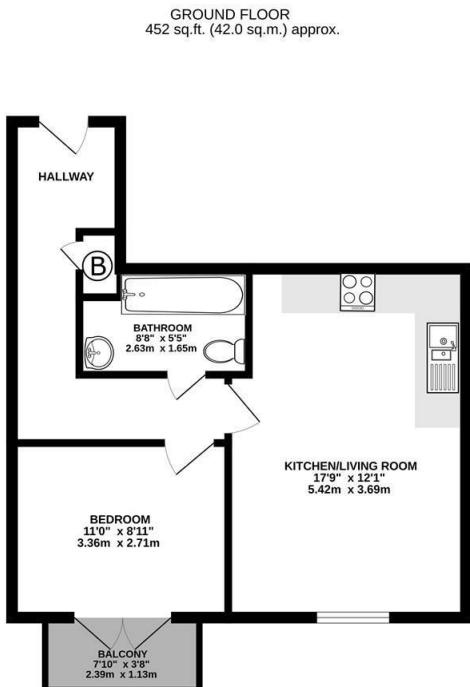
The property is Leasehold.

Lease Term - 155 Years from 01/01/2006.

Ground Rent: £257.72 per annum.

Service Charge: £243.21 per calender month.





		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Current rating: B (81-91)

Potential rating: 69

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

TOTAL FLOOR AREA: 452 sq.ft. (42.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, roiners and any other items are approximate only. No responsibility is taken for any error, omission or mis-statement. This plan is for information 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.
Made attn. Metricon #7024.



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

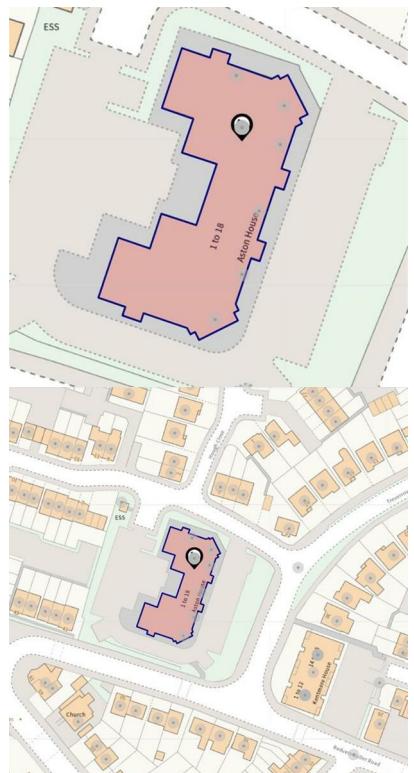
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**