



## 20 Laver Drive, Tapton, Chesterfield, Derbyshire, S41 7WA

Offers Around £159,950

- Top Floor Apartment
- Convenient for Train Stn & Town Centre
- Open Plan Lounge Kitchen, with views
- Guest Bedroom
- Allocated Parking
- Popular Location
- Well Presented Throughout
- Master Bedroom with En Suite
- Stylish Bathroom
- Must be Viewed!

# 20 Laver Drive, Chesterfield S41 7WA

## Modern Two Bedroom Top Floor Apartment with Views!

Situated in a popular and convenient residential location, this modern TWO bedroom top floor apartment offers comfortable living with the added benefit of elevated views and allocated parking.

The property features a bright and well-proportioned living space, ideal for relaxing, alongside a contemporary kitchen. The master bedroom benefits from an en suite shower room and also with a further bedroom, stylish bathroom and walk in storeroom, making the apartment suitable for professionals, couples, or investors alike.

Being on the top floor, the apartment enjoys a pleasant outlook from the Juliette balcony, while allocated parking provides everyday convenience.

Perfectly positioned for commuters and town living, Chesterfield train station is just a 5–10 minute walk away, with the town centre reachable in approximately 10–15 minutes on foot. There is a further range of local amenities, including; nearby super markets, Tapton Park and nearby Chesterfield Canal with footpaths and transport links are all within easy reach.



Council Tax Band: A



## Hall

## Kitchen Lounge

18'3" x 15'0"

## Bedroom

14'0" x 10'2"

## En Suite

## Bedroom

10'2" x 9'11"

## Bathroom

7'7" x 5'7"

## Store

## Leasehold & Management Fee

Lease length - 999 years

Remaining lease - 996

Management Fee charge annually - £1336.00

Trust Green- Amenity Management & Maintenance

## AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

## The Consumer Protection (Amendment) Regulations 20

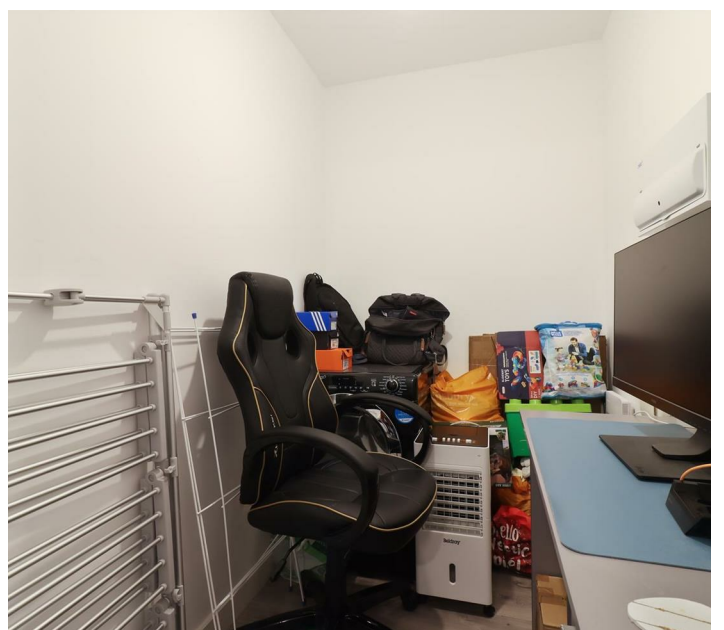
Only items referred to in these particulars are included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.





LIME LIVING

Thinking of selling?



## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Floor Plan

Floor area 66.4 sq.m. (715 sq.ft.)

Total floor area: 66.4 sq.m. (715 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)