



8 The Studios, School Board Lane, Chesterfield, S40 1BQ

£115,000

- ONE Bedroom Apartment
- Well Presented Throughout
- Shower Room
- Set Within Private Residency
- Open Plan Kitchen & Living, with Balcony
- Allocated Parking
- Popular Location
- ONE Bedroom
- NO CHAIN!

8 The Studios, Chesterfield S40 1BQ

Modern One Bedroom Apartment – No Chain

Located within this sought after private development, which is close to Chesterfield town centre & the stylish amenities find along the popular Chatsworth Road, The Studios offers contemporary living in a convenient and well connected position.

This stylish first floor apartment features a spacious open plan kitchen and living area with a balcony, providing a light and airy feel. The modern kitchen is fitted with sleek units and integrated appliances, complementing the apartment's smart, neutral décor.

The property also offers a well-proportioned double bedroom and a modern bathroom with a clean, contemporary finish.

Outside, the development benefits from allocated parking and its central location means you are just a short walk from nearby shops, restaurants, bars and excellent transport links.

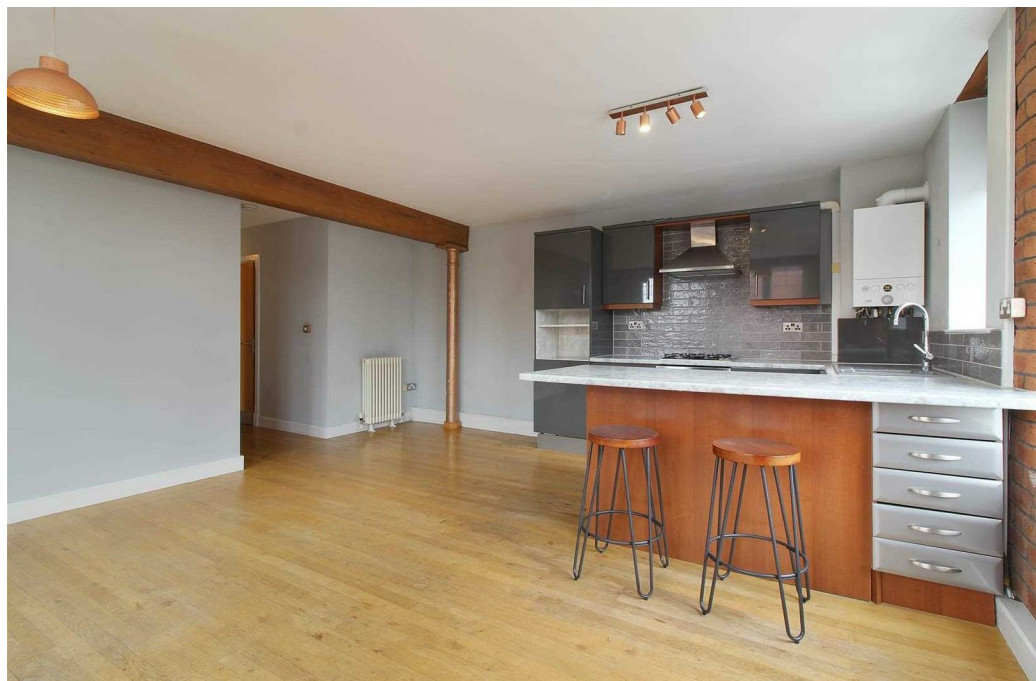
Ideal for First Time Buyers!

Viewing is by appointment only

Total floor area; 44.2 Sq.M / 476 Sq.Ft



Council Tax Band: A



Hallway

Open Plan Kitchen & Living Area

17'6" x 16'11"

Bedroom

12'3" x 9'0"

Shower Room

9'9" x 4'0"

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.

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant 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.

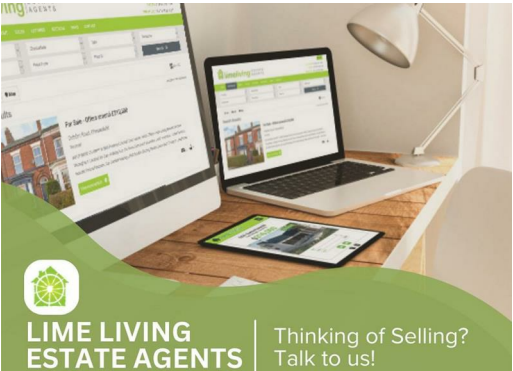
Leasehold, Ground Rent & Service Charge

Leasehold - 800 years - 776 years remain from 1 Jan 2001

Ground Rent - £149.64 p/a

Service Charge - £1504.56 p/a = £125.38 per month





**LIME LIVING
ESTATE AGENTS**

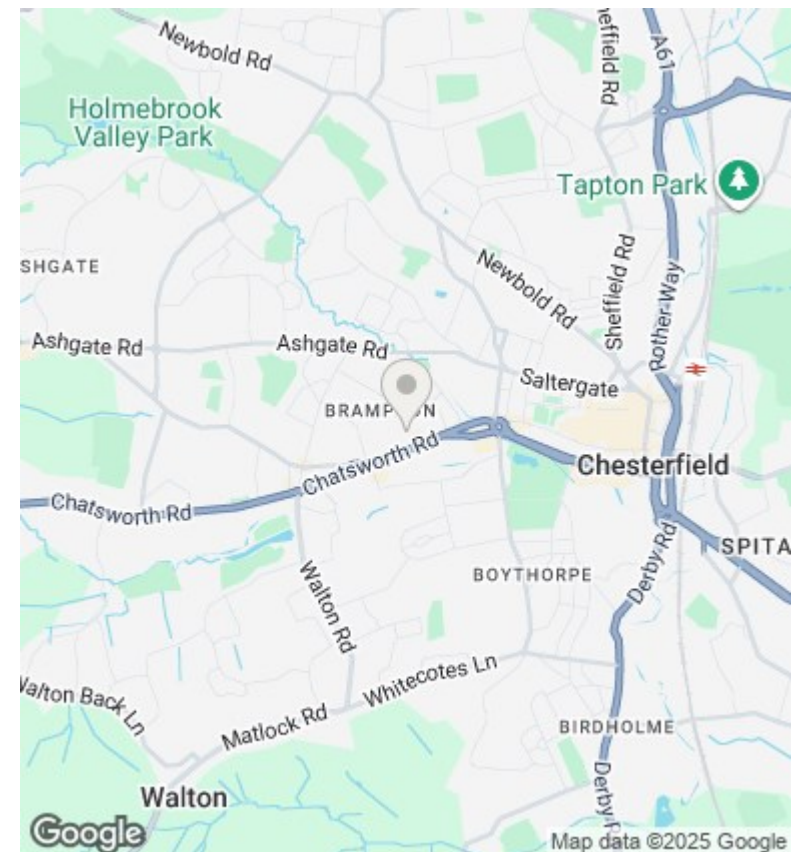
Thinking of Selling?
Talk to us!



Floor Plan
Floor area 44.2 sq.m. (476 sq.ft.)

Total floor area: 44.2 sq.m. (476 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



Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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		