



17a Chesterfield Road, Dronfield, S18 2XA

Saxton Mee



# 17a Chesterfield Road

Offers Around

## £170,000

Only upon internal inspection will the full extent and attributes of this deceptively well proportioned TWO DOUBLE BEDROOMED duplex apartment be revealed.

Of equal interest to the owner occupier or landlord this nicely presented property benefits from a large private rear patio/terrace and has its own allocated off road parking space. Having gas fired central heating, double glazing and is offered for sale with no upward chain, the property is most conveniently located close to the train station and a host of other local amenities including shops and renowned local schooling.

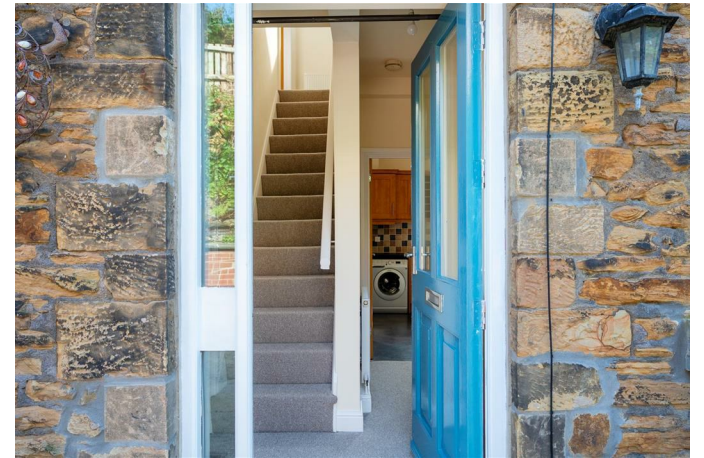
Steps ascend by the side of the dwelling with a locked entry gate providing sole access to the rear terrace. Front door leads to the hallway off which opens a fitted kitchen with a range of units, good size living/dining room and bathroom. First floor landing with a large master bedroom with built in wardrobes, second double bedroom and shower room.

Viewing highly recommended.

- Fantastic two double bedroomed first floor duplex apartment
- Large private paved patio/terrace
- Accommodation of over 795 sq ft
- Gas central heating and double glazing
- Convenient central location close to the train station and amenities in the town
- Modern fitted kitchen and bathroom
- Private access for this apartment only
- Allocated parking space
- EPC: C
- Council Tax Band: A Leasehold: 150 year lease commenced in 2004 - £150 a year ground rent , service charge £618.75 every 6 months.



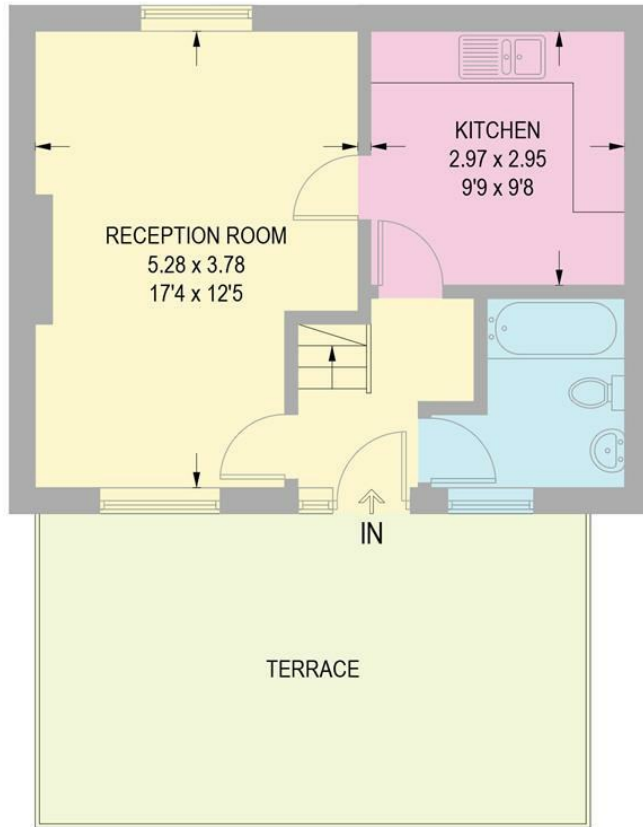




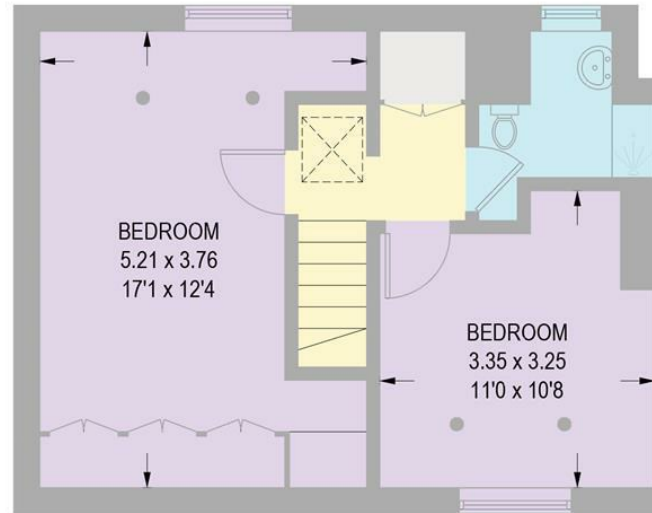


# 17A CHESTERFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 73.9 SQ M / 796 SQ FT



**FIRST FLOOR**  
**36.4 SQ M / 392 SQ FT**



**SECOND FLOOR**  
**37.5 SQ M / 404 SQ FT**



CAR  
PARKING SPACE  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

