



48 Burns Drive, Dronfield, S18 1NJ

Saxton Mee



# 48 Burns Drive

Offers In The Region Of

## £115,000

Ideal for the first time buyer, couple, early/mid retired or investor/landlord; this nicely presented one double bedroomed apartment forms part of this small purpose built block of similar flats being enviably located on the fringe of the town close to the golf course.

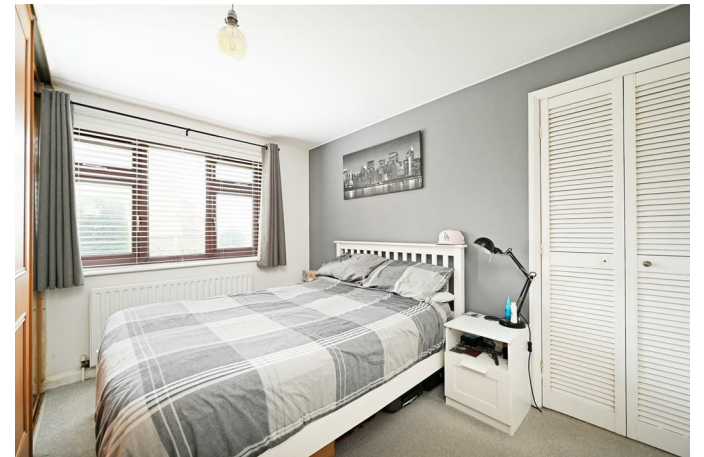
The property offers gas fired central heating, uPVC double glazing and appealing views over the valley to the front. The flat briefly comprises: communal entrance hall, hallway, good size living room, well equipped kitchen, double bedroom with built in wardrobes to one wall, bathroom, off road parking in a communal area.

Viewing highly advised.



- One bedroomed flat in a popular and established area
- Appealing views over the valley
- Gas central heating and double glazing
- Perfect for first time buyer/investor/the retired
- Communal parking area
- Early viewing advised
- EPC: C
- Leasehold - 159 years remaining - £366.88 every 6 months, plus £40 a year ground rent
- Council tax Band: A





## 48 BURNS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 40.4 SQ M / 435 SQ FT

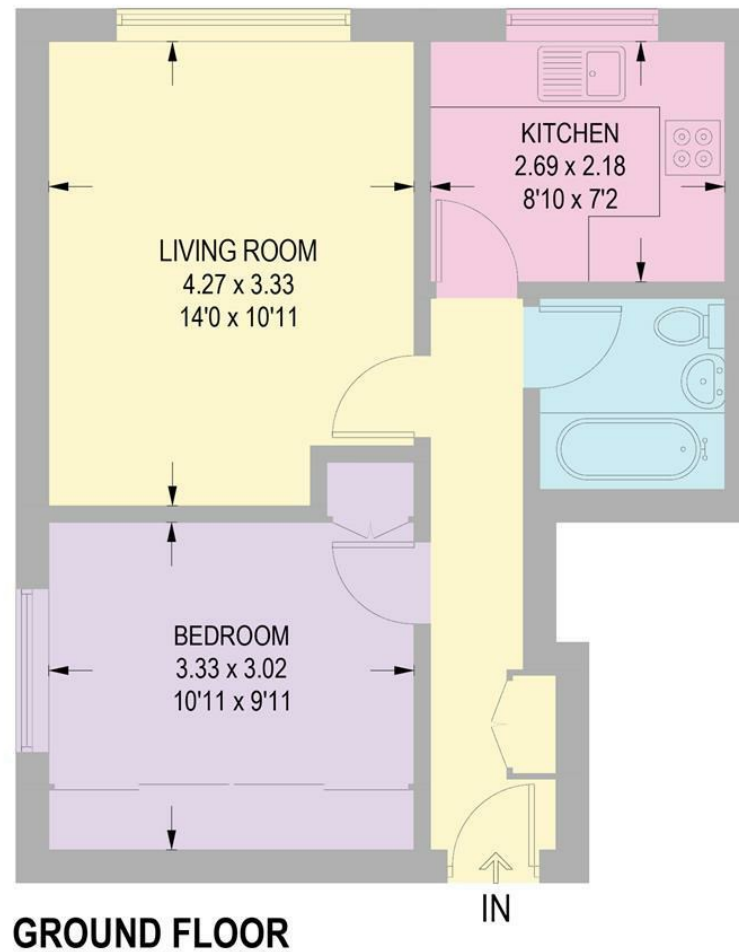


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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)

