



**Linacre House Archdale Close, Chesterfield S40 2GE**

**welcome to**

## **Linacre House Archdale Close, Chesterfield**

Well-presented first-floor apartment offering a spacious lounge with private balcony, fitted kitchen/diner, two good-sized bedrooms, en-suite to the principal bedroom, family bathroom and useful storage. Situated within a popular Chesterfield development with resident parking.

### **Front Of Property**

The apartment forms part of an attractive and well-maintained modern development, set behind communal grounds with allocated and visitor parking available. A secure communal entrance provides access to the apartment, while the elevated position offers pleasant outlooks over the surrounding area.

### **Hall**

A welcoming entrance hall providing access to the principal accommodation. Featuring neutral décor, fitted carpeting and useful storage options, creating a practical and inviting first impression.

### **Cloakroom**

A useful cloakroom/storage cupboard offering valuable additional space for coats, shoes, household items and everyday essentials.

### **Lounge**

A spacious and light-filled reception room enjoying a pleasant outlook through large windows and French doors opening onto the private balcony. Offering ample room for both seating and entertainment furniture, this versatile living space provides an excellent setting for relaxing or hosting guests.

### **Kitchen/Diner**

Fitted with a range of wall and base units complemented by work surface space and tiled flooring. Incorporating integrated cooking facilities and provision for additional appliances, while offering space for a dining table, making it ideal for both everyday living and entertaining.

### **Bedroom One**

A generously sized principal bedroom featuring neutral décor and fitted carpeting. Offering ample space for a double bed and freestanding furniture, while benefitting from the added convenience of an en-suite shower room.

### **En-Suite**

Comprising a shower enclosure, wash hand basin and low-level WC. Finished in a practical style, providing a private facility to the principal bedroom.

### **Bedroom Two**

A well-proportioned second bedroom which could comfortably accommodate a double bed, guest room furnishings or be utilised as a home office, depending on individual requirements.

### **Bathroom**

Appointed with a three-piece suite comprising a panelled bath, wash hand basin and low-level WC. Finished with complementary fittings and providing an ideal space for everyday family use.





***view this property online*** [williamhbrown.co.uk/Property/CSF105482](http://williamhbrown.co.uk/Property/CSF105482)



welcome to

## Linacre House Archdale Close, Chesterfield

- Council Tax Band - B
- First Floor Apartment
- En-Suite With Main Bedroom
- Spacious Lounge
- Private Balcony

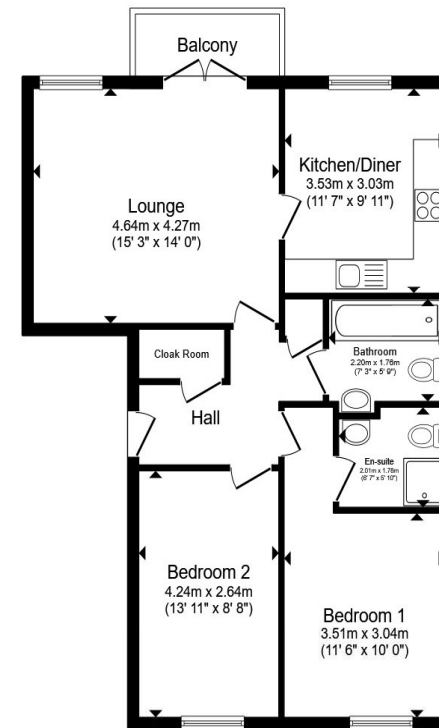
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£120,000**



**Ground Floor**

Total floor area 70.6 m<sup>2</sup> (760 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



**view this property online** [williamhbrown.co.uk/Property/CSF105482](http://williamhbrown.co.uk/Property/CSF105482)



Property Ref:

CSF105482 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



[williamhbrown.co.uk](http://williamhbrown.co.uk)