



**Wain Avenue
Chesterfield
Derbyshire
S41**

Offers in Excess of £118,000

bettermove

Wain Avenue Chesterfield

Bettermove are proud to present this 2 bedroom flat in Chesterfield, available with no forward chain.

The property benefits from double glazing, and electric heating throughout, with an allocated parking space available.

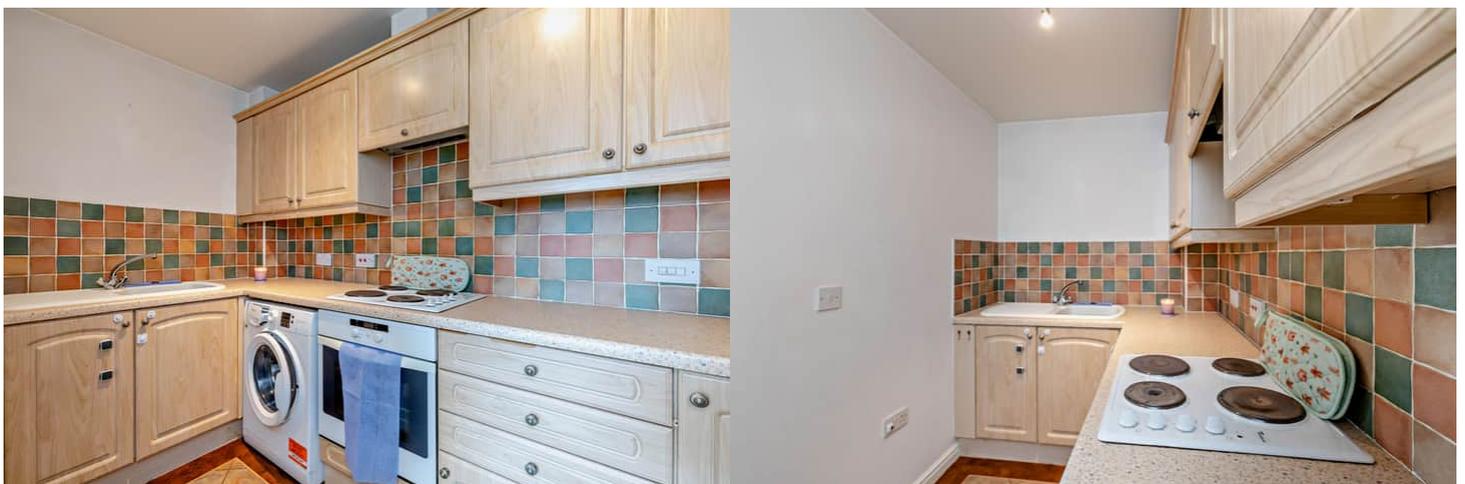
The council tax band is B.

This is a leasehold property with 174 years remaining on the lease; the service charge is £81.46 per month.

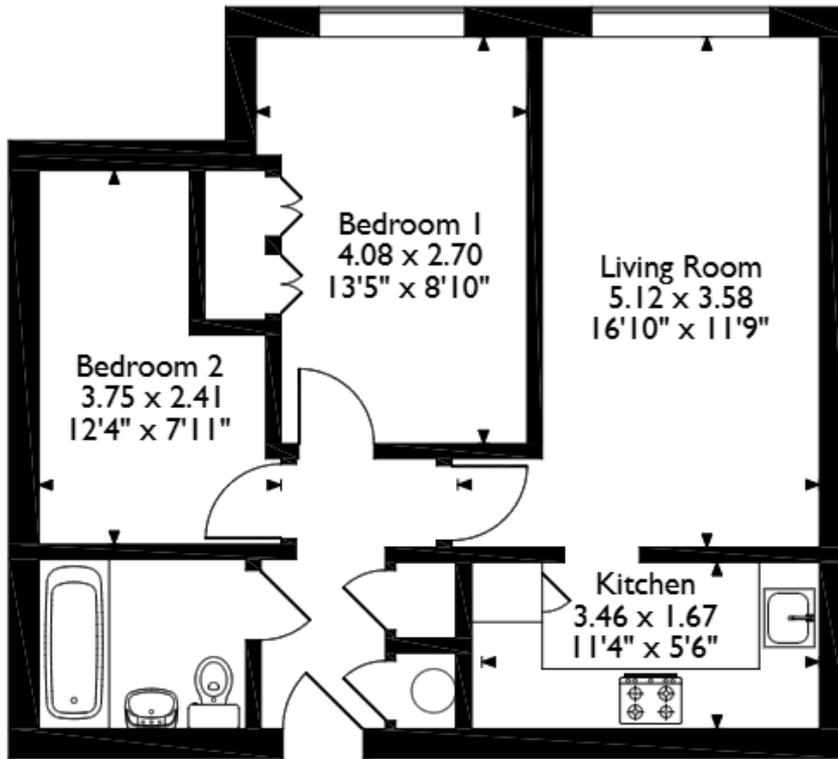
The interior of this beautifully presented, ground floor property comprises a spacious living/dining area, fitted kitchen, two double bedrooms, and the family bathroom.

Located in the popular town of Chesterfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Chesterfield Train Station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Barclay Grange, Wain Avenue, Chesterfield, Derbyshire
 Approximate Gross Internal Area
 51 Sq M/549 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	78
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk