

**BOTHAMS
MITCHELL SLANEY**

Independent Estate Agents, Chartered Surveyors and Valuers



**259c North Wingfield Road
Grassmoor, Chesterfield, S42 5ER**



A recently REFURBISHED 2/3 bedroomed First Floor Flat, situated in the popular village of Grassmoor, with all its amenities and facilities in walking distance.

This spacious property comprises a Fitted Kitchen to include a cooker and comfortable Dining Area, Living Room, TWO LARGE Bedrooms and Dressing Room/Bedroom Three. The Bathroom benefits from a shower over the bath.

£450 Per calendar month

West Bars House | West Bars | Chesterfield | Derbyshire | S40 1AQ

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Please note - All measurements are approximate.

Key Features:

- *Convenient for Country Park and South Chesterfield Golf Club, Local Shops and Bus Routes
- *Gas Central Heating & uPVC Double Glazing
- *Fitted Kitchen with Dining Area
- *Spacious Lounge
- *TWO DOUBLE Bedrooms
- *Combined Bathroom/WC
- *Internal viewing recommended

EPC

Energy Performance Certificate

259c, North Wingfield Road, Grassmoor, CHESTERFIELD, S42 5ER
 Dwelling type: Top-floor flat Reference number: 8594-3643-1029-0407-9243
 Date of assessment: 04 December 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 December 2014 Total floor area: 103 m²

Use this document to:

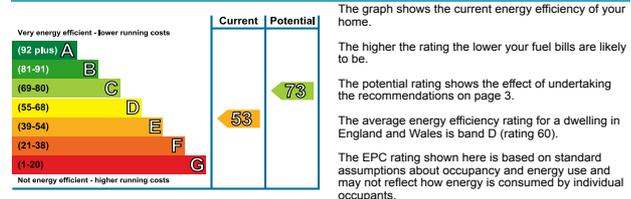
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 3,924 |
| Over 3 years you could save | £ 1,716 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 192 over 3 years | £ 192 over 3 years |  |
| Heating | £ 3,372 over 3 years | £ 1,698 over 3 years | |
| Hot Water | £ 360 over 3 years | £ 318 over 3 years | |
| Totals | £ 3,924 | £ 2,208 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---|
| 1 Increase loft insulation to 270 mm | £100 - £350 | £ 810 |  |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 690 |  |
| 3 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 213 |  |

To find out more about the recommended measures and other actions you could take today to save money, visit www.ukenergy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

FINANCIAL ADVICE

Bothams Mitchell Slaney introduces to St. James's Place Wealth Management plc which is authorised and regulated by the Financial Services Authority. They can provide you with Financial Solutions for, Mortgages, Investment, Inheritance Tax Planning etc. Peter Boardman, St. James's Place Partnership office 01246 559616, mobile 07836 241900 or email: peter.boardman@sjpp.co.uk.

PROPERTY MISDESCRIPTIONS ACT 1991

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