



14 Grasscroft House, Archdale Close

£125,000 Leasehold

No chain. Two-bed ground floor apartment in The Spires. Modern kitchen, en-suite, allocated parking. Ideal for investors (7.2% yield) or first-time buyers. Great location near Chesterfield.

Council Tax band: B

Tenure: Leasehold

NO CHAIN – IDEAL FOR INVESTORS (POSS 7.2% GROSS YIELD) OR FIRST-TIME BUYERS

A two-bedroom ground floor apartment located in a highly sought-after area of The Spires development, offering an excellent opportunity for investors or first-time buyers. The development is popular due to its convenient location, within easy reach of Chesterfield town centre, local amenities, retails parks, motorway links, and excellent train connections. Residents can also enjoy easy access to the Five Pits Trail and the Peak District, perfect for walking and cycling.

The apartment features a welcoming entrance hall leading to all accommodation with built in storage and intercom. The spacious lounge/diner benefits from multiple UPVC windows, creating a bright and airy living space. The modern kitchen is fitted with modern wall and base units, laminated worktops, a stainless steel sink with chrome mixer tap, integrated oven, four-ring electric hob, extractor hood, with space for a tall fridge freezer, and space/plumbing for a washing machine.

The main bedroom is a generous double with a front-facing aspect, electric wall heater, and direct access to a contemporary en-suite shower room, fitted with a shower enclosure, low-flush WC, ceramic sink set within a vanity unit, tiled splash backs, wall-mounted heater, and extractor fan. The second double bedroom overlooks the rear of the development.

The main bathroom features a modern white three-piece suite with vanity storage, partially tiled walls, tiled flooring, and a wall-mounted heater.

The property is neutrally decorated throughout with neutral fitted carpets, uPVC double glazing, and electric heating. Externally, it benefits from an allocated parking space in the communal rear car park and additional visitor spaces.

Virtual Video Tour Available – Take a Look Around!

For viewings or further information, please call Pinewood Properties.





ENTRANCE HALL

Welcoming entrance hall featuring a built-in storage cupboard and an additional cupboard housing the Pulsa Coil boiler. Finished with neutral décor, fitted neutral carpet, electric heater, and convenient entry phone system.

BEDROOM TWO

14' 1" x 10' 2" (4.28m x 3.10m)

Dimensions: 4.28 x 3.10 (14'0" x 10'2"). A well-proportioned double bedroom featuring neutral painted décor, fitted carpet, an electric heater, and a UPVC double-glazed window providing natural light.

BATHROOM

6' 10" x 6' 7" (2.09m x 2.00m)

Stylish bathroom comprising a low-flush WC, bath with tiled splash backs, and a ceramic sink with chrome taps set into a practical vanity unit. Finished with tiled flooring, painted décor, extractor fan, and a wall-mounted heater.

KITCHEN

11' 6" x 6' 2" (3.50m x 1.87m)

Modern kitchen with tiled flooring and neutral painted décor. Fitted with white gloss wall and base units, laminated worktops, a stainless steel sink with chrome mixer tap, 4-ring electric hob, oven, and extractor hood. Inset spotlights provide a contemporary touch. There is space and plumbing for a washing machine, as well as room for a tall fridge/freezer, and a UPVC double-glazed window completes the bright, practical space.

LOUNGE DINER





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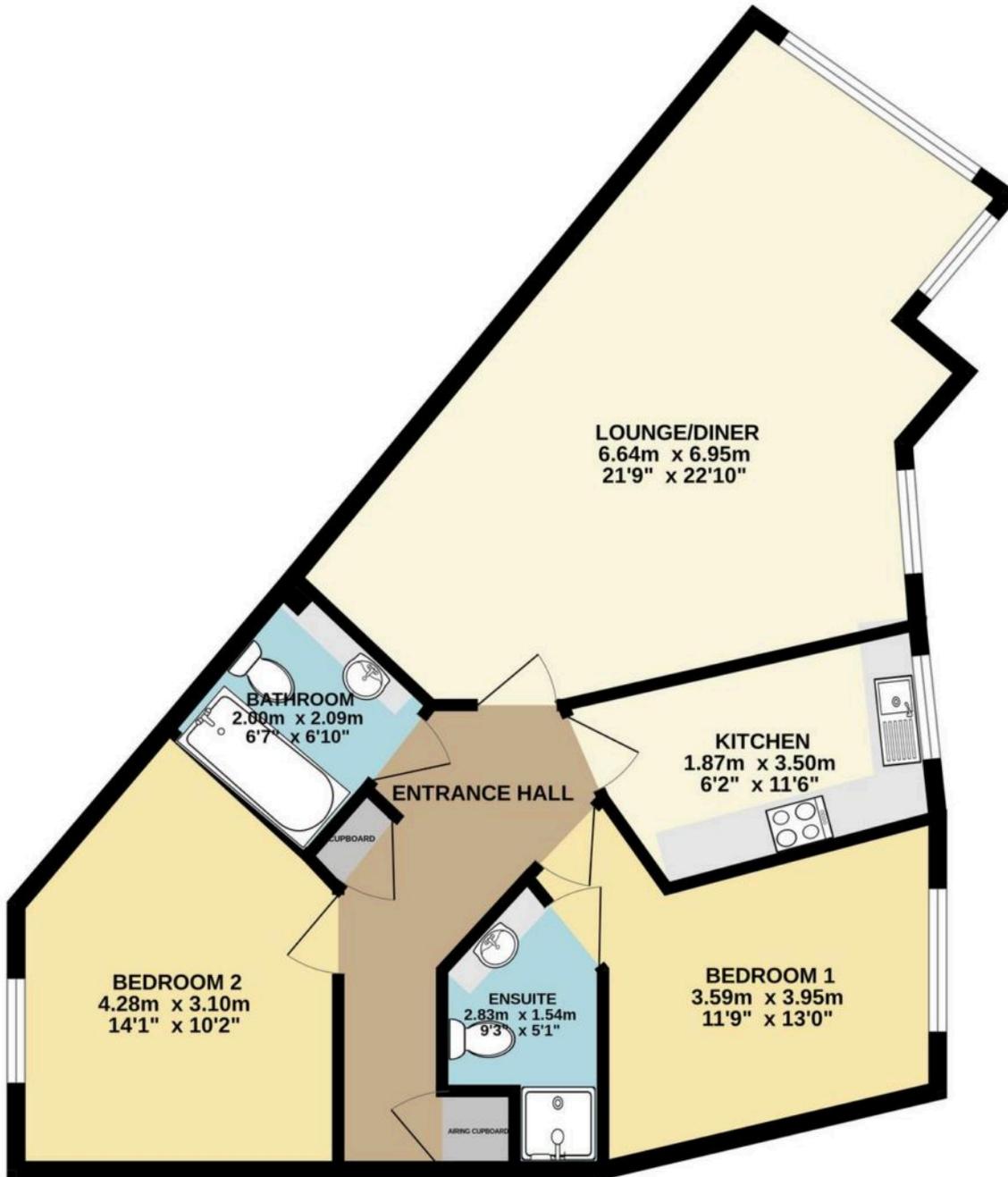
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LOUNGE DINER



GROUND FLOOR
65.4 sq.m. (704 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

