

## RESIDENTIAL PROPERTY TO LET

AVAILABLE ON A 6 MONTH ASSURED SHORTHOLD TENANCY

# HIGH STREET, OLD WHITTINGTON

**DIRECTIONS:** Take the B6057 Sheffield Road north out of Chesterfield town centre and proceed along this road across two large roundabout junctions until it becomes the B6052 Station Road and then Whittington Hill. Follow this road through Old Whittington until it becomes High Street. The property is situated to the right hand side of the road

- **SECOND FLOOR FLAT**
- **2 BEDROOMS**
- **UNFURNISHED**
- **CARPETS**
- **CURTAINS**
- **ELECTRIC HEATING**
- **ONE PARKING SPACE**

**NO PETS/NO HOUSING BENEFIT**

**RENT: £415.00 PCM**  
**BOND: £515.00**



**ALL RENTS ARE EXCLUSIVE UNLESS OTHERWISE STATED. ALL UTILITIES AND COUNCIL TAX ARE THE RESPONSIBILITY OF THE TENANT FOR THE DURATION OF THE TENANCY.**

**VIEWINGS ARE ACCOMPANIED AND BY PRIOR APPOINTMENT ONLY**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>48</b>
		<b>28</b>	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>47</b>
		<b>28</b>	
England & Wales		EU Directive 2002/91/EC	

1. All applications are accepted subject to status enquiries.
2. Some properties may not accept housing benefit.
3. A security bond is payable in advance of the tenancy on all properties.
4. Quantity of furnishings will vary in each property - viewing is essential to clarify your requirements.

Messrs Wilkins Hammond for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract or any part thereof; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are believed to be correct, but their accuracy is not guaranteed and intending purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Wilkins Hammond has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of V.A.T.