

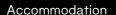


ST. MARY'S SQUARE





A STYLISH CONVERSION OF FIFTY FIVE RESIDENCIES IN THE HISTORICAL MARKET TOWN CHESTERFIELD.



Apartments 55



From £119,995 One Bed



From £164,995

Two Bed

Completion



OVERVIEW

- Address: Burlington House, Burlington Street, Chesterfield S40 IRX
- Apartment Sizes: 39m² 76m²
- Lifts: 2
- Parking: No
- Planning Consent: Full detailed planning approved
- Developer/Contractor: ALB Group
- Service Charge: I bed £900 (estimated)
- Ground Rent: Zero

LEGALS

- Lease Terms: I25 years
- Freeholder: Prosperity Developments
- Warranties: Property will have the benefit of warranty cover to be provided at completion acceptable under the CML provisions to Barclays Bank plc or equivalent. Building warranty provided by either NHBC, Zurich Municipal, Premier Guarantee, LABC or Build Zone
- Legals: Feldon Dunsmore Orchard Court, 4 Binley Business Park, Harry Weston Road, Coventry, CV3 2TQ
- Client Legals: ARCH LAW T: 0333 242 3976 E: martin.mcqueen@arch.law W: www.arch.law







IN A FIELD ALL OF ITS OWN THE DESIGN SPECIFICATION







FLOORING

- Anti-slip vinyl flooring
- Contemporary carpeting

KITCHENS

- Double base units, double and single wall units
- One and a half sink unit with chrome mixer tap
- Laminate worktop
- Tiled or glass splashback
- Brushed metal handles to kitchen units
- Fully integrated appliances to include oven, ceramic hob, extractor, washer dryer and fridge freezer as per kitchen supplier's proposals

BATHROOMS

- Contemporary bathroom suite
- Self-contained sliding door shower cubicle with tray and overhead adjustable shower head
- Full height tiling panel to the back and side of shower cubicle
- Contemporary WC to match
- Pedestal basin with high qualitγ chrome mixer tap with tiles as a splashback
- Mirror over basin
- Downlights or single ceiling light of high qualitγ positioned as per electrical layout-switch control
- Ceiling/wall mounted extraction fan
- Electric ladder towel rail

ST. MARY'S SQUARE











THE BEST OF BOTH WORLDS THE LOCATION

Chesterfield is a thriving market town in Derbyshire, situated between Sheffield, Derby and Nottingham, on the eastern fringes of the Peak District National Park.

The town is within 30 minutes of 6 universities, has good rail connections and international links served by Manchester, East Midlands and Robin Hood Doncaster-Sheffield airports which are all within 45 miles.

The town and local area has a great pool of talent for all types of business from world leading specialist manufacturers and multi national communications companies to retailers and distributors and withover 7 million people within a one hour radius it's a really attractive location for business.

Rolls-Royce **BOMBARDIER** TOYOTA TARMAC





A PLACE WHERE THE **PAST & PRESENT CONNECT**







TRANSPORT

- Chesterfield Coach Station (4 min walk)
- Chesterfield Train Station (7 min walk)
- Robin Hood Airport (38 min drive)
- East Midlands Airport (40 min drive)

EDUCATION & LEARNING

- University of Derby, Chesterfield (7 min walk)
- Chesterfield College (8 min walk)
- University of Sheffield (25 min drive)
- University of Nottingham (38 min drive)

ENTERTAINMENT & CULTURE

- Vicar Lane Shopping Centre (2 min walk)
- Chesterfield Market (2 min walk)
- Ravenside Retail Park (8 min walk)
- Queens Park (10 min walk)
- Peak District National Park (I4 min drive)



Invest with us



T: +44 (0) I2I 237 46I0 E: info@prosperity-wealth.co.uk
W: www.prosperity-wealth.co.uk