



## The Woodlands, Staveley Road, Poolsbrook, Chesterfield, Derbyshire, S43 3JU

INVESTORS\*\*\*30 beautifully designed new build properties within a private gated community.

- 15 two bedroom apartments (Leasehold)
- 5 two bedroom houses (Freehold)
- 10 three bedroom townhouses (Freehold)
- Safe and secure gated complex with CCTV and audio entry system to apartments
  - Each house has its own landscaped garden
  - Private parking and additional parking outside the entrance gates
- Low running costs due to a variety of eco-friendly green methods installed
  - Modern and high quality fixtures and fittings
- Bespoke homes – enjoy a choice of interior elements including carpets, tile colours and furniture
  - Flexible new build payment plans

The Woodlands Chesterfield is ideal for residential purchase or as a buy-to-let, boasting a quaint rural setting with a range of local amenities whilst being easily accessible for commuters

A plush new property development comprising of 15 two bedroom apartments, 5 two bedroom houses and 10 three bedroom townhouses, based in the former mining village of Poolsbrook, North East Derbyshire. Set in and around some of the prettiest countryside in Britain with the hustle and bustle of Chesterfield and Sheffield at an easy commuting distance, and on the doorstep of junction 29A to the M1, this secure residence will offer the best of both worlds for any commuter, couple or family.

The Woodlands Chesterfield is an entirely new-build development that will emerge completed and ready for occupancy in late 2017, having undergone full construction and development to the highest standard including the use of eco-build methods. Electric gates surrounding The Woodlands community, CCTV security, onsite parking and beautifully landscaped gardens are some of the excellent features that the development will include.

This development can offer the buy-to-let investor a guaranteed annual rental income of 6% net of the purchase price for two years, with the option during construction to earn 5% interest per annum until completion.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span>		