

16 Kings Court, 358 Manchester Road, Crosspool, Sheffield, S10 5DQ
Offers In The Region Of £125,000

 **ARCHERS**
ESTATES



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Offers In The Region Of £125,000

Council Tax Band: B

A bright, spacious and modernised one bedroom first floor apartment which is situated within the popular Kings Court development in the centre of Crosspool and enjoys breathtaking views towards the Mayfield Valley and beyond! Specifically for the over 60's, the property is ready to move into and is accessed via a lift from the communal ground floor area. Having an experienced on site manager, 24hr emergency Appello call system, a variety of activities for tenants in the residents area, communal laundry room, a visitors room for overnight family stays, upvc double glazing and electric heating, the property in brief comprises; Secure communal ground floor lobby with residents lounge area, hallways and a staircase and lift ascending to the upper floors. To the first floor there is a further landing area and a door leads directly to this apartment. In the apartment there is an entrance hallway with large storage cupboard, living room with french doors and a juliet balcony enjoying far reaching views, a modern and upgraded kitchen with fitted wall and base units and appliances, double sized bedroom with large window and modern style shower room. Outside, there are well manicured communal grounds and parking areas. Located close to a wealth of shops, amenities and bus routes in Crosspool. Available with NO CHAIN INVOLVED. Call Archers to view! Council tax band B. Leasehold tenure, 103 years remaining. Ground rent £350pa. Service charge is £3402.08 pa.

Secure Communal Area

Access to the building is gained through a secure communal entrance door which has an intercom system and is manned by the development manager. Upon entering the building there is a residents lounge which offers various activities, a laundry room, visitors room, bin store and also access to the stairwells and lifts gaining access to the upper floors.

Entrance Hallway

An entrance door leads directly into the hallway, which has a large storage cupboard housing the water tank, an electric storage heaters and doors to all rooms.

Living Room

A bright and spacious living room which has front facing upvc double glazed french doors with a juliet balcony enjoying far reaching views towards open countryside, ample space for living and dining furniture, an electric storage heater and a door leads to the kitchen.

Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating an inset stainless steel sink and drainer unit and electric hob with extractor above. There is an integrated electric oven

and microwave/grill, and space for appliances including a fridge freezer and slimline dishwasher. With vinyl flooring and a front facing upvc double glazed window enjoying far reaching views.

Bedroom

A good sized bedroom which has a front facing tall upvc double glazed window enjoying far reaching views, an electric storage heater and built in wardrobes.

Shower Room

Having a modern suite comprising of a double sized shower enclosure, a vanity wash basin and a raised wc. With an electric heater, vinyl flooring and an extractor fan.

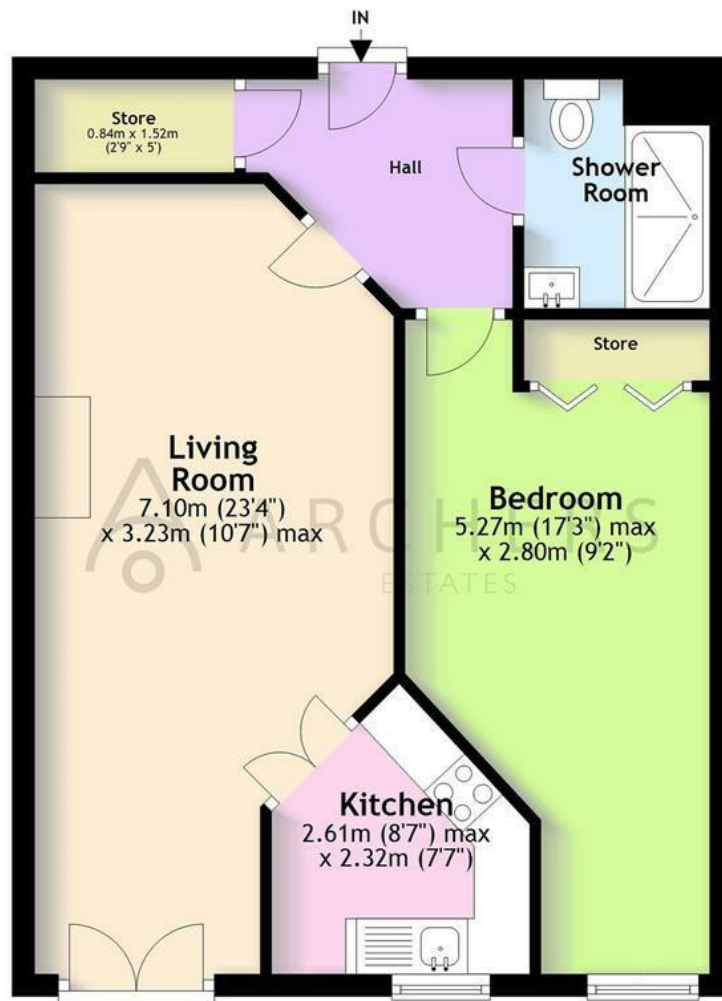
Outside

The development is set within communal grounds, having communal parking and an array of shrubs and pathways.



Floor Plan

Approx. 48.5 sq. metres (522.5 sq. feet)



Total area: approx. 48.5 sq. metres (522.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 