



Chestnut Court, Oughtibridge, S35

£140,000

- TWO BEDROOM PENTHOUSE APARTMENT
- LARGE LOUNGE DINING ROOM
- WELL MAINTAINED COMMUNAL AREAS
- COUNCIL TAX BAND B - £1,858
- LOCATED IN THE HEART OF OUGHTIBRIDGE VILLAGE
- BEDROOM ONE WITH BUILT IN WARDROBE STORAGE
- JULIETTE BALCONY WITH RIVER AND WOODLAND VIEWS
- ALLOCATED UNDERCOVER PARKING SPACE
- GOOD SIZE FAMILY BATHROOM
- LEASEHOLD

Chestnut Court, Oughtibridge, S35

**** Perfect for First-Time Buyers – Modern Penthouse Apartment in the Heart of Oughtibridge ****

A viewing is a must to fully appreciate this beautifully presented two-bedroom third-floor penthouse, offering a fantastic blend of style, space, and convenience. Situated in the heart of Oughtibridge village, it's just a short stroll from local shops, cafés, and picturesque river and woodland walks. This contemporary apartment has been finished to a high standard and briefly comprises: intercom telephone access, uPVC double glazing, electric heating with an efficient airflow system, and a fitted kitchen. The light and airy lounge/dining room features a Juliet balcony, perfect for enjoying the outlook. Two well-proportioned bedrooms are offered, one with built-in storage, alongside a good-sized family bathroom. Additional benefits include an allocated covered parking space and well-maintained communal and external areas, making this a ready-to-enjoy home in a sought-after location.



Council Tax Band: B



COMMUNAL ENTRANCE DOOR WITH INTERCOM ACCESS

The communal entrance, hallway and stairs benefit from a telephone intercom system providing access to each apartment, along with convenient sensor lighting. Six short flights of stairs lead directly to the apartment's entrance door.

ENTRANCE HALLWAY

The hallway features a wall-mounted telephone intercom system, wood-effect flooring, a ceiling light point, and an electric heater. Solid doors lead to all rooms.

LOUNGE DINING ROOM

The spacious lounge dining room features front-facing uPVC double glazed patio doors opening to a Juliet balcony, enjoying attractive views over the river and woodland beyond. The room also benefits from carpet flooring, a ceiling light point, an airflow ceiling vent, and an electric wall heater, with a solid wooden door leading through to the kitchen.

KITCHEN

The cream matte fitted kitchen comprises a generous range of wall, base, and drawer units, complemented by black roll-top work surfaces and brushed steel upstands. Under-unit lighting illuminates the workspace, and a one-and-a-half sink with drainer and mixer tap is positioned beneath a uPVC double glazed window to the rear elevation. The kitchen also features an integrated four-ring electric hob with extractor hood above, a built-in electric oven, airflow vent, ceiling light point, and vinyl flooring. There is space and plumbing for under-unit appliances, and a cupboard houses the boiler.

BEDROOM ONE

Bedroom one features double doors to a built-in recessed wardrobe, carpet flooring, a wall-mounted electric heater, and a ceiling light point. A uPVC double glazed window to the front elevation provides natural light, and an airflow ceiling vent ensures good ventilation.

BEDROOM TWO

This room, currently utilised as a home office, features carpet flooring, a uPVC double glazed window to the rear elevation, a wall-mounted electric heater, a ceiling light point, and an airflow ceiling vent, making it perfectly suited to meet the buyer's needs.

FAMILY BATHROOM

The good-sized family bathroom comprises of a panelled bath with a wall-mounted shower and side screen door, a low-level WC with push-button flush, and a pedestal wash basin with a stainless steel mixer tap. Tiled walls protect wet areas, with the remaining walls painted, and a uPVC obscure double glazed window to the rear elevation provides natural light. Additional features include a vertical heated towel rail, shaver socket, extractor fan, ceiling light, vinyl flooring, and an airflow ceiling vent.

ALLOCATED PARKING

The property benefits from one allocated covered parking space.

COMMUNAL AREAS

The property enjoys well-maintained communal areas both within the apartment building and across the surrounding grounds.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United

Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 