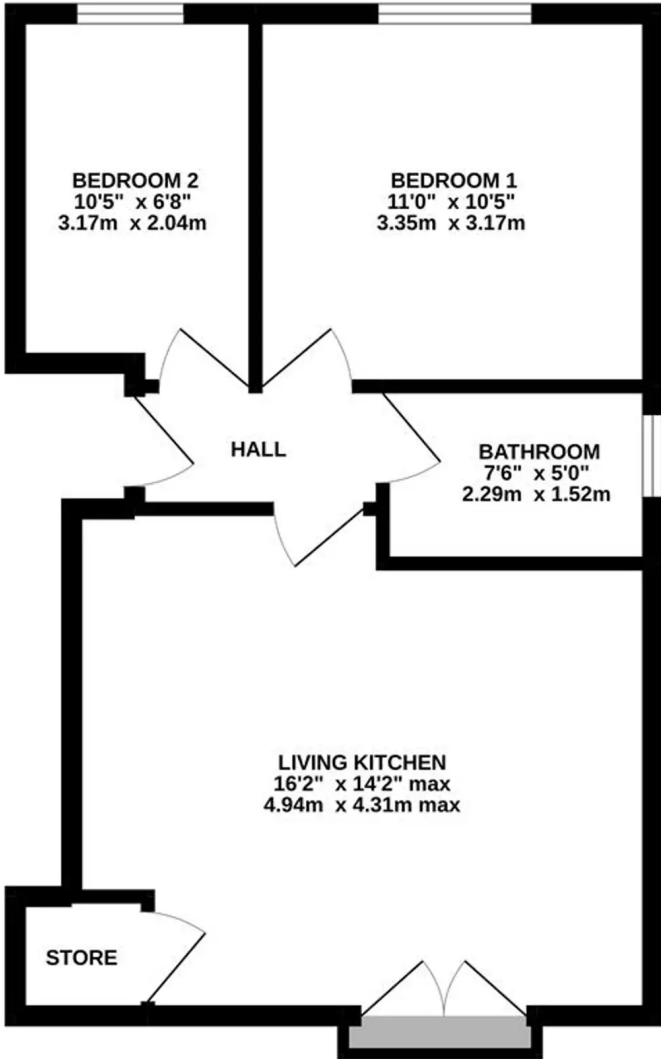




Rockingham Court Belgrave Road, Barnsley

Barnsley

£69,000



ROCKINGHAM COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Rockingham Court, Belgrave Road

Barnsley

A WELL-PRESENTED PURPOSE BUILT FIRST FLOOR TWO-BEDROOM APARTMENT IDEALLY SITUATED CLOSE TO BARNSELY TOWN CENTRE WITH ITS MANY AMENITIES AND TRANSPORT LINKS. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN.

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- NO CHAIN
- FIRST FLOOR APPARTMENT
- TWO BEDROOMS
- ALLOCATED SPACE
- IDEAL FIRST TIME BUY
- IDEAL INVESTMENT
- WELL PRESENTED
- 95 YEARS LEFT ON THE LEASE
- ANNUAL SERVICE CHARGES £1,137.96
- ANNUAL GROUND RENT £250





ENTRANCE HALL

A door then opens through to the inner hallway with ceiling light and access loft via a hatch. Here we gain access to the following rooms;

COMMUNAL ENTRANCE

Entrance gained via communal entrance door at ground level with stairs rising to the apartment door.

LIVING / DINING KITCHEN

An open plan space incorporating living and kitchen areas. The kitchen itself has a range of wall and base units in a wood effect shaker style with laminate worktops and tiled splashbacks. There is an integrated fridge, integrated electric oven with four burner gas hob with extractor fan over and plumbing for a washing machine. The living space has ample room for lounge and dining furniture if so desired and has natural light gained via twin French doors in uPVC onto Juliette balcony to front. The room has inset ceiling spotlights over kitchen, two wall lights, coving to the ceiling, cupboard providing storage which houses the boiler and central heating radiator.



BATHROOM

Comprising a three-piece white suite in the form of; close couple W.C, pedestal basin with chrome mixer tap over, bath with chrome taps with mains fed chrome mixer shower over and glazed shower screen. There are inset ceiling spotlights, extractor fan, tiling to walls, central heating radiator and obscure uPVC double glazed window to side.

BEDROOM ONE

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM TWO

A further bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear.

OUTSIDE

The property has an allocated parking space designated by the flat number on the space.



ADDITIONAL INFORMATION

The EPC is a C-79 and the council tax band is A, and we are informed by the vendor that the property is Leasehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

MAILING LIST

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

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