haus

20 Kings Court

385 Manchester Road • Crosspool • S10 5DQ

Asking Price £170,000

Kings Court, located in the heart of Crosspool offers a lovely 2 bedroom first floor apartment set within this sought-after over 60's independent living development. Well maintained property featuring 24/7 emergency pull cords, an on-site manager, electric heaters, double glazing, communal gardens, residents lounge, laundry and visitor parking. All carpets, blinds and curtains are included within the sale. No Chain. Accessed through a secure intercom entrance. This well-maintained first floor apartment enters into a welcoming hallway equipped with generous storage cupboard housing the water tank. Spacious light and airy lounge presented in a neutral palette with double doors leading through to the kitchen, fitted a range of wood effect units, complementary worktops, and tiled splash backs, including an integrated oven, electric hob, fridge and freezer. There are 2 side facing bedrooms overlooking communal grounds featuring full length windows and built in wardrobes. The development includes landscaped communal gardens, social lounge which hosts a range of organised activities and laundry. Resident and visitor parking available. Conveniently located within walking distance of local shops & amenities in Crosspool. Transport links are excellent with regular bus routes to Broomhill and the city centre.   Service charge £3313.02/6 months Lease 125 years 01/05/2001 - Annual Ground rent £410.00

- 2 Bedroom First Floor Apartment

- Over 60's Independent Living Development

- Located in Heart of Crosspool

- On Site Manager & Emergency Pull Chords

- Electric Heaters & Double Glazing

- Landscaped Communal Gardens

- Resident & Visitor Car Park

- Lease 125 years 01/05/2001 Ground Rent £410.00pa

- Service charge £3313.02/6 months

- Council Tax Band C

20 KINGS COURT
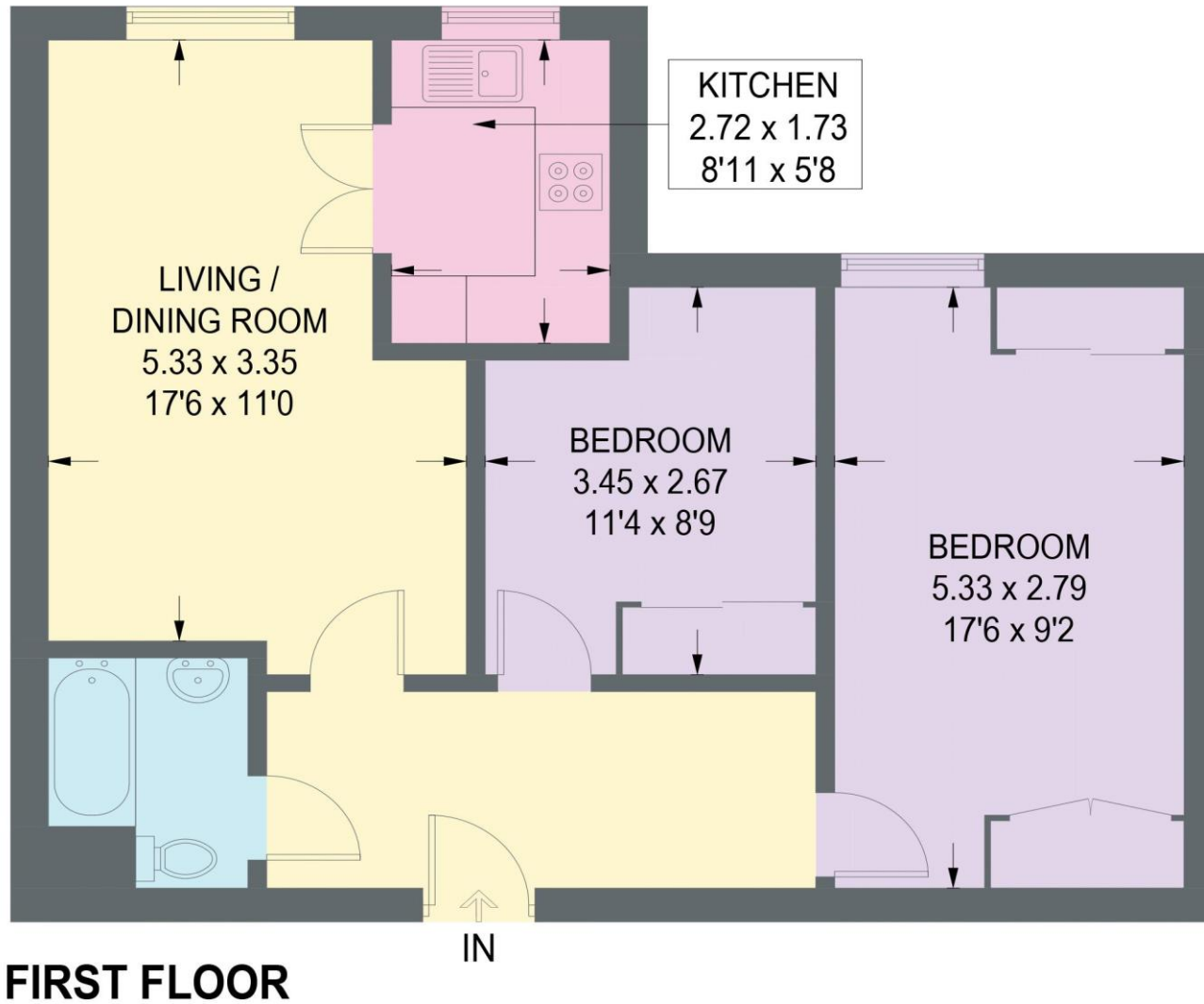
APPROXIMATE GROSS INTERNAL AREA = 58.7 SQ M / 632 SQ FT

KITCHEN
2.72 x 1.73
8'11 x 5'8

LIVING /
DINING ROOM
5.33 x 3.35
17'6 x 11'0

BEDROOM
3.45 x 2.67
11'4 x 8'9

BEDROOM
5.33 x 2.79
17'6 x 9'2

IN

FIRST FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale.