





Flat B

1 Ainsley Road • Crookes • S10 1EU

Asking Price £200,000

Attractive 2-bedroom first floor apartment occupying a sought-after corner location in Crookes, S10. Ideally positioned for access to the city centre, hospitals and universities. Well-presented, deceptively spacious accommodation featuring modern kitchen and shower room, with allocated parking and car port. The property enters through a secure communal intercom entrance up 2 steps to a private front door. A light and airy welcoming hallway incorporating built in cloakroom storage leads through to the superb open plan, generously proportioned flexible living space, filled with natural light. A modern gloss kitchen topped with wood effect complementary worktops provides integrated oven, gas hob and extractor with space and plumbing for further freestanding appliances. There are 2 good sized bedrooms, a generously proportioned main double bedroom presented in on trend grey tones with a smaller second bedroom / study. A spacious shower room features a corner shower cubicle, vanity storage unit, WC and hand wash basin. The property includes 1 allocated parking space with car port and a communal lawned area. Ainsley Road is well placed for the amenities of Crookes, Walkley and Broomhill providing great transport links and access to the City Centre, universities and hospitals. Service Charge is £108.02 pcm Including Ground Rent. Leasehold, Ends 24/03/2117 Council tax B, Energy rating C



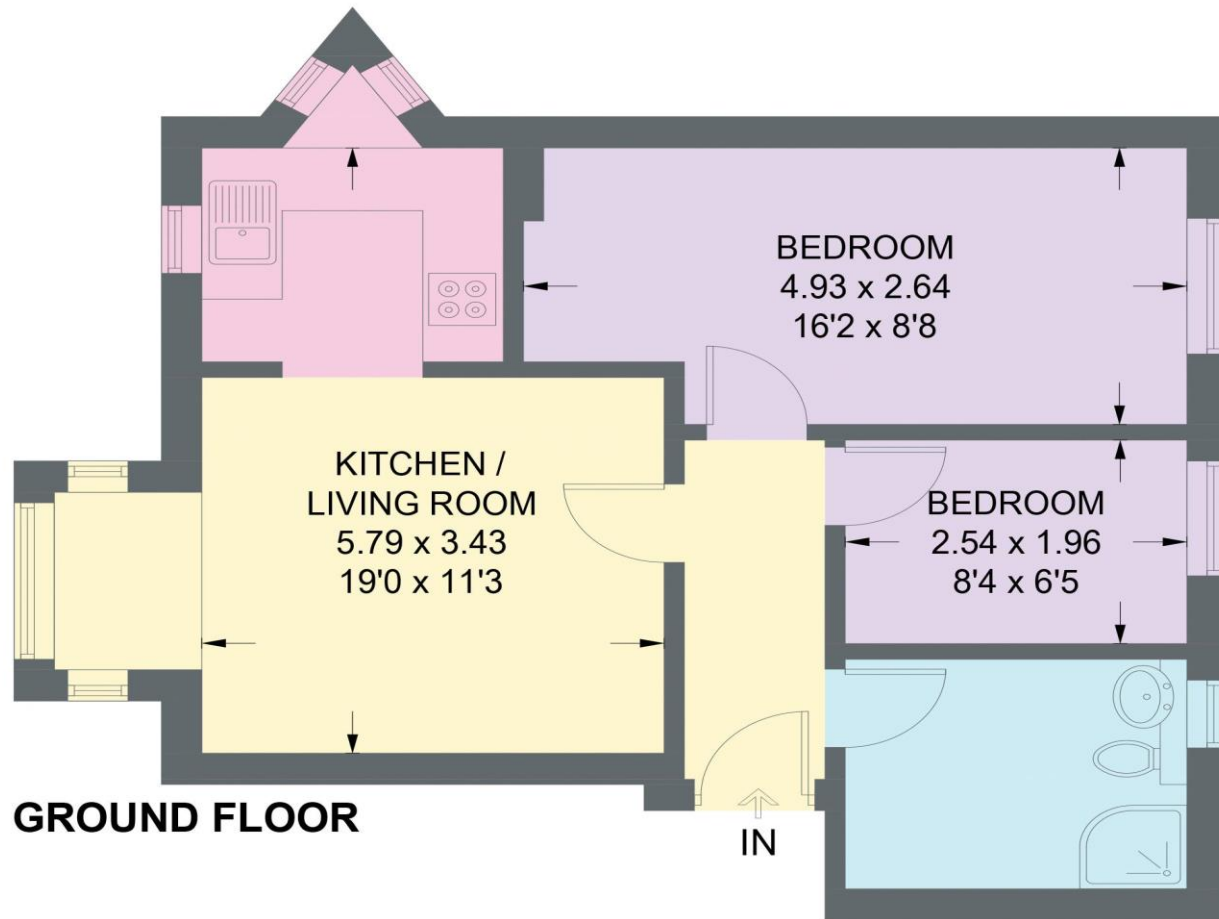
- 2 Bedroom First Floor Apartment
- Light & Airy Accommodation
- Secure Intercom Entry
- Superb Open Plan Flexible Living Space
- 2 Well Presented Bedrooms

- Modern Fitted Kitchen with Appliances
- Allocated Parking with Car Port
- Leasehold, Ends 24/03/2117
- Service Charge is £108.02 pcm Including Ground Rent.
- Council tax B, Energy rating C



FLAT B1, AINSLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 46.4 SQ M / 499 SQ FT
(EXCLUDING ALLOCATED PARKING SPACE)



GROUND FLOOR

IN

ALLOCATED
PARKING SPACE

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.