



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

1 Gardener Close, Penistone

Offers Over £145,000

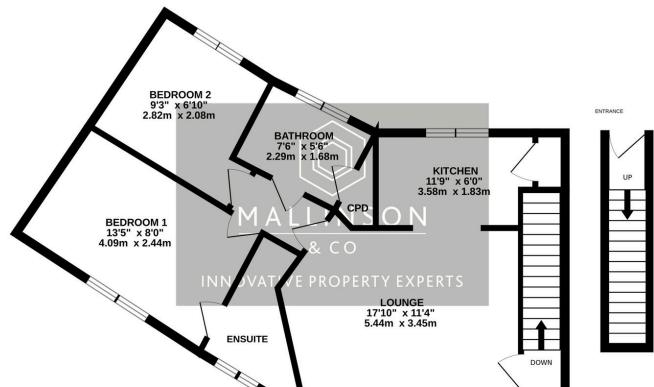
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- 1ST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- SEMI OPEN PLAN LIVING/ DINING KITCHEN
- EN SUITE TO BEDROOM 1
- BATHROOM
- ALLOCATED OFF STREET PARKING
- COMMUNAL GROUNDS
- WITHIN WALKING DISTANCE OF TRANS PENNINE TRAIL
- CLOSE TO PENISTONE AMENITIES & TRANSPORT LINKS
- SUITED TO A VARIETY OF PURCHASERS



OUTSTANDING APARTMENT ... NEW TO THE MARKET IS THIS WELL PRESENTED, TWO BEDROOM FIRST FLOOR APARTMENT, FORMING THE UPPER FLOOR OF THIS SMALL BLOCK OF TWO. THE PROPERTY BENEFITS FROM A SEMI-OPEN PLAN LIVING KITCHEN, TWO DOUBLE BEDROOMS, ONE WITH ENSUITE AND A BATHROOM. HAVING ALLOCATED OFF ROAD PARKING FOR ONE VEHICLE AND USE OF THE COMMUNAL GREEN SPACE TO THE FRONT OF THE PROPERTY. PERFECT FOR FIRST TIME BUYERS, INVESTORS, COUPLES AND DOWNSIZERS, THE PROPERTY IS WITHIN WALKING DISTANCE OF THE TRANS PENNINE TRAIL, PENISTONE CENTRE AMENITIES AND TRAIN STATION.



TOTAL FLOOR AREA: 630 sq ft. (58.5 sq.m.) approx.
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. This floorplan 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 can be given for their working order or condition. Made with Metropix 02025

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	



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