

Apt 23 Kings Court, 358 Manchester Road, Crosspool, Sheffield, S10 5DQ  
Asking Price £120,000



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Council Tax Band: B

A bright, spacious and well presented one bedroom first floor apartment which is situated within the popular Kings Court development in the centre of Crosspool! Specifically for the over 60's, the property is ready to move into and is accessed via a lift from the communal ground floor area. Having an experienced on site manager, 24hr emergency Appello call system, a variety of activities for tenants in the Lounge, communal laundry room and even a visitors room for overnight stays! Having upvc double glazing and electric heating, the property in brief comprises; Secure Communal Ground Floor Lobby with Lounge area, Hallways and a staircase and lift ascending to the upper floors. To the first floor there is a further landing area and a door leads directly to this apartment. In the apartment there is an Entrance Hallway with large storage cupboard, Living Room with French doors and a Juliet Balcony, Kitchen with fitted wall and base units and an integrated electric oven, Bedroom with large window and Shower room. Outside, there are well manicured communal grounds and parking areas. Located close to shops, amenities and bus routes in Crosspool. Call Archers Estates to view today! Council tax band B. Service charge is £4417.36 per annum, Ground rent is £350 per annum. 102 years left on the lease.

### **Secure Communal Lobby Area**

Access to the property is gained through a secure communal entrance door which leads to the Lobby area. Once access is granted via the on-site manager, there are a variety of rooms including a Lounge which enjoys daily activities for residents, Laundry room and a guest room for overnight family stays. There are communal hallways, a bin store and access to the upper floors thanks to a lift and staircase.

### **Entrance Hallway**

Accessed via the communal landing area through a wooden entrance door, the spacious hallway has a useful storage cupboard with water cylinder and doors to the living room, bedroom and shower room.

### **Living Room**

A spacious living room which has stylish front facing upvc double glazed French doors with a Juliet Balcony bringing much light into the room, electric storage heater, emergency pull cord, telephone and TV points. There is ample space

for a dining table and chairs also. Double doors lead to the Kitchen.

### **Kitchen**

Accessed off the lounge, the Kitchen has fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and electric hob with extractor above. Having an integrated electric oven and space for appliances including a fridge and freezer or dishwasher. With a upvc double glazed window, tiled splashbacks to the walls, vinyl flooring and an emergency pull cord.

### **Bedroom**

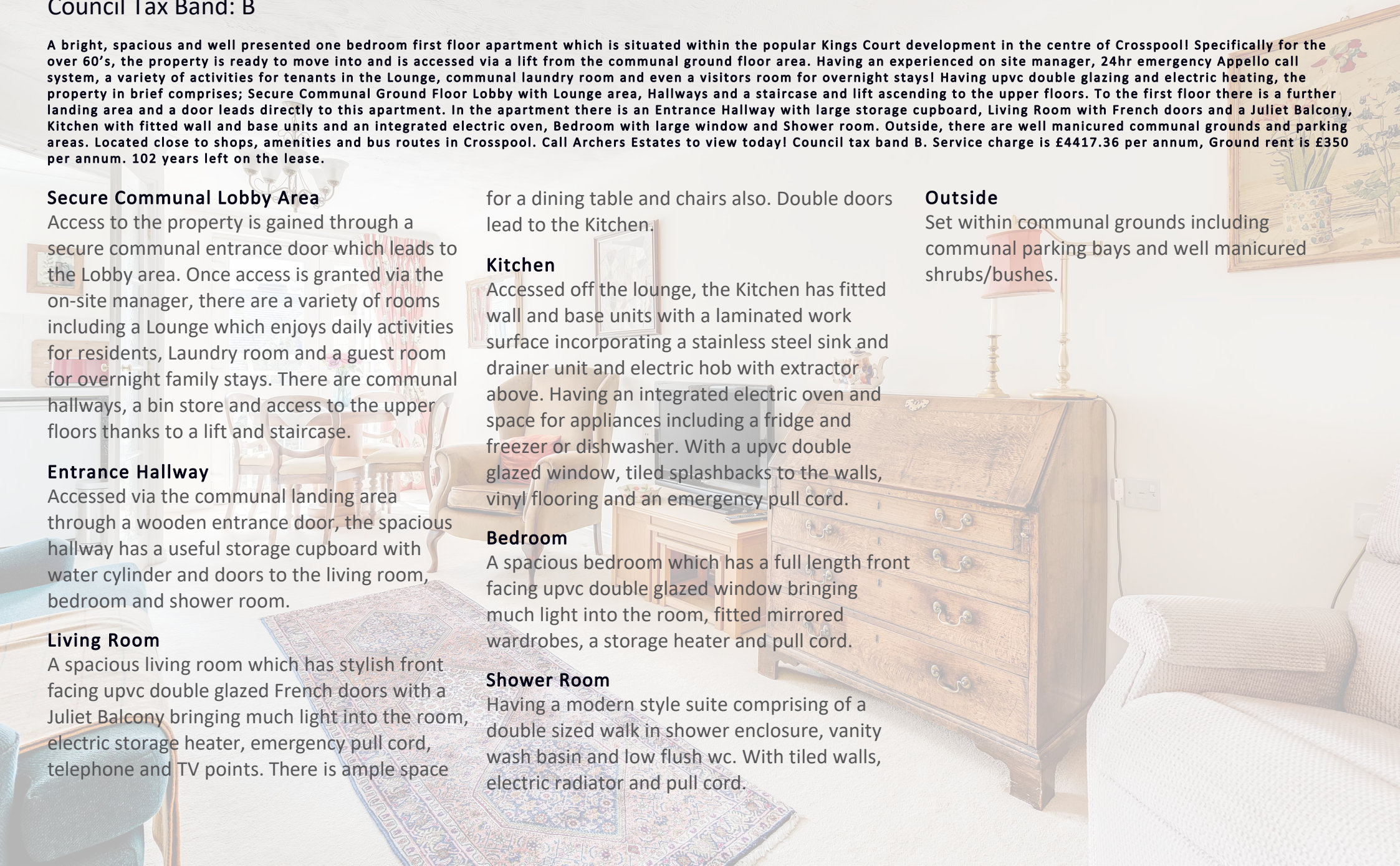
A spacious bedroom which has a full length front facing upvc double glazed window bringing much light into the room, fitted mirrored wardrobes, a storage heater and pull cord.

### **Shower Room**

Having a modern style suite comprising of a double sized walk in shower enclosure, vanity wash basin and low flush wc. With tiled walls, electric radiator and pull cord.

### **Outside**

Set within communal grounds including communal parking bays and well manicured shrubs/bushes.





## Floor Plan

Approx. 46.7 sq. metres (503.1 sq. feet)



Total area: approx. 46.7 sq. metres (503.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

**23 Kings Court, Sheffield**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	