

8 Kings Court Manchester Road, Crosspool, Sheffield, S10 5DQ
£169,950

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Council Tax Band: C

A spacious and well presented two double bedroom ground floor apartment which is situated within this popular over 60s development in the heart of Crosspool. Ready to move into and boasting access to a patio off the living room, the property has been lovingly maintained by the current owner and is located within close proximity to a wealth of shops, amenities and cafes in Crosspool, including regular bus routes giving easy access to Broomhill and the city centre if desired. With double glazing and electric heating throughout, the property in brief comprises; secure communal lobby with immediate access to the residents lounge, laundry room and visitors room, entrance hallway with storage cupboard, spacious living room with a door leading to the rear patio area, kitchen, two double bedrooms and a shower room. Outside, the development is set within communal grounds including parking bays, lawns and a patio off the living room. There is an on-site manager and 24hr emergency Appello call system if required. Service charges are £7459.22pa, ground rent is £820pa (both payable in two instalments). Council tax band C. Lease is 125 years from 2002. NO CHAIN INVOLVED, contact Archers Estates to book your viewing!

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 (subject to booking). There are communal hallways, a bin store and access to the upper floors thanks to a lift and staircase. No.8 is located on the ground floor.

Entrance Hallway

A wide and inviting hallway which has a storage heater and useful walk in storage room with the water cylinder housed in here. The intercom and emergency pull cord are located in the hallway.

Living Room

A bright and spacious living room which has ample space for living and dining furniture. With an electric storage heater, an electric fire with feature surround and a rear facing upvc door and window unit leading to the rear patio area. A further door leads to the kitchen.

Kitchen

A tastefully presented kitchen which has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and a Siemens halogen hob with extractor above. There is an integrated Neff electric oven and space for a fridge and freezer. With tiled splashbacks to the walls, vinyl flooring and a side facing upvc double glazed window.

Master Bedroom

A spacious master bedroom which has a rear facing upvc double glazed window, electric storage heater and a fitted wardrobe.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window and an electric storage heater.

Shower Room

Having a modern suite comprising of a double walk in shower enclosure, a vanity wash basin and a low flush wc,. With an electric towel radiator, vinyl flooring and an extractor.

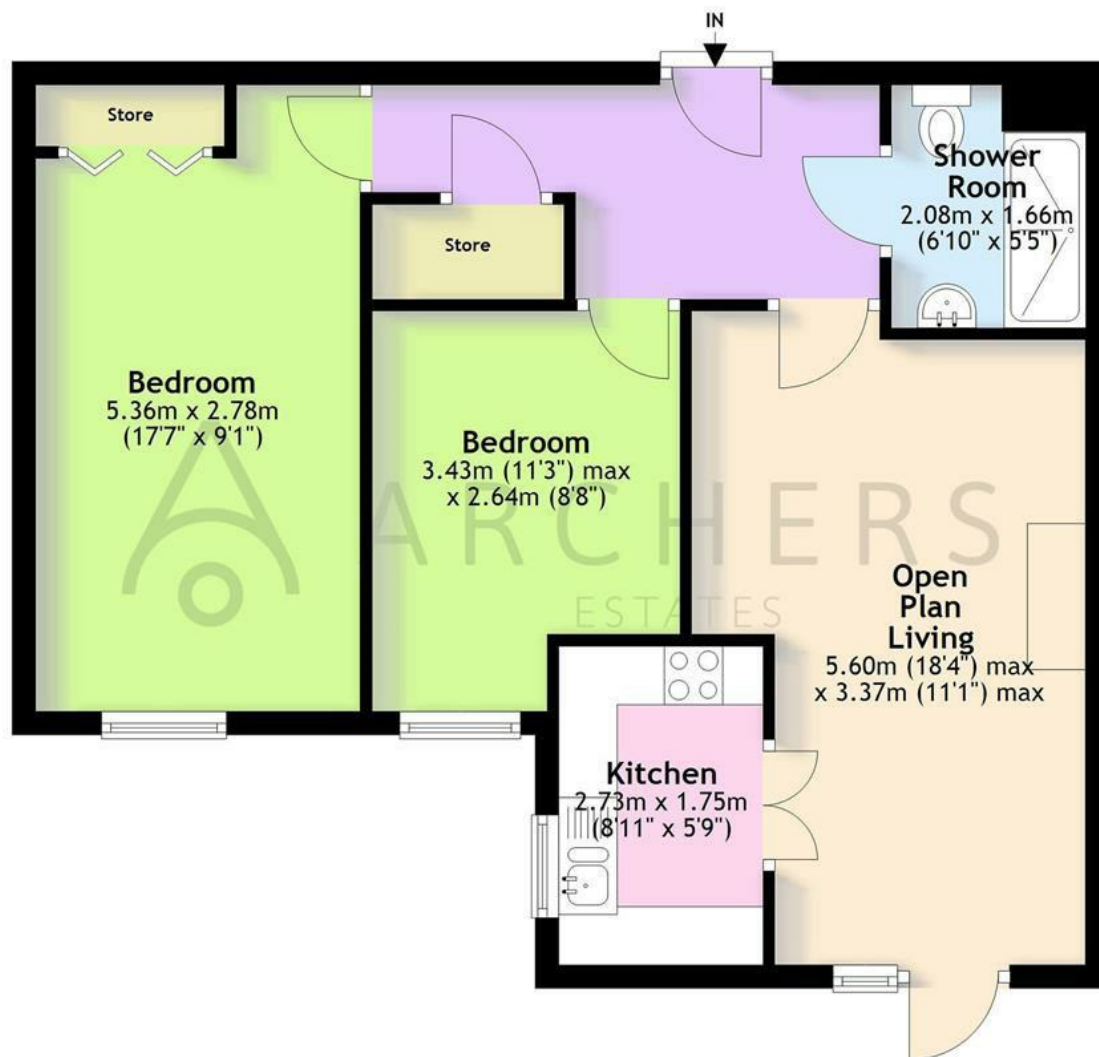
Outside

From the living room door there is immediate access to a patio area which forms part of the communal grounds surrounding the development. With lawned gardens, flower beds, shrubs and trees, there is also a communal parking area next to the main reception.



Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



Total area: approx. 58.1 sq. metres (625.5 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.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

01142 683833

info@archersestates.co.uk

www.archersestates.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC