



OFFERS OVER

£115,000

Kings Court

Penistone, S36 7AD



PROPERTY SUMMARY

This stylish first-floor apartment has spacious one bed roomed accommodation within this exclusive and desirable apartment building, offering a perfect blend of comfort and convenience.

Located just a short walk from Penistone centre and within easy reach of the train station in addition to being just a ten-minute drive away from the M1 motorway, this location is perfect for those who need to commute regularly. Offered for sale with no vendor chain.

This is a truly delightful cosy home. Ideal as an investment to rent out as an executive letting, or perhaps for a first time buyer or someone looking to downsize and have the convenience of a lock up and leave type home.

The neutrally decorated and modern accommodation briefly comprises: Spacious entrance hall with storage, superbly presented open plan living/kitchen area enjoying plenty of natural light from the twin windows, a large double bedroom and larger than average bathroom with separate shower. Having gas central heating and an excellent energy EPC rating of a "B".

One allocated parking space is included with use of the occasional parking in the visitor spaces.

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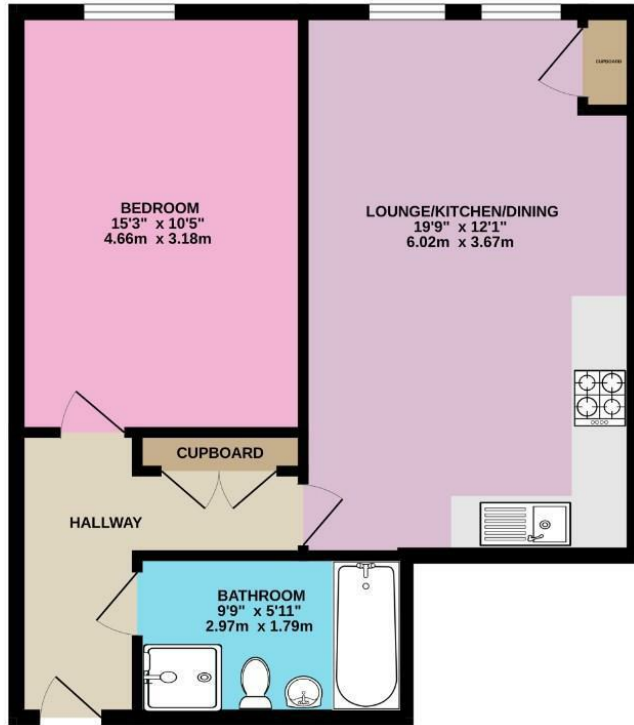








GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 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 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.
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LOCAL AUTHORITY
BMBC

TENURE
Leasehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-81) B		84	84
(69-80) C			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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