



## 22 Langdale Court

, Barnsley, S71 1AW

£85,000



Located upon the outskirts of Barnsley town centre and therefore being ideal for the transport interchange and all amenities within the town centre, whilst also being well placed for travel to the M1 motorway is this spacious two bedroom top floor apartment. Entrance hallway into the apartment, open plan living/dining and kitchen, master bedroom with en-suite, bedroom two and bathroom. Parking space directly outside the apartment with secured entrance.



Entrance Hall

A main secured entrance hallway leads to the ground floor apartment. Accessible by key code and intercom system.

Personal Entrance Hall

Having a oak entrance door opening into the entrance hallway. Double door cloaks hanging/store cupboard. Wooden finish flooring. Central heating radiator.

**Open Plan Living/Dining & Kitchen 15'4" x 20'10" (4.67 x 6.36)**  
4.67m max x 6.36m max (15' 4" x 20' 10") This open plan space combines the modern day living style of lounge/dining and kitchen. To the living space, double glazed french doors and a central heating radiator. Wooden finish flooring and coving to the ceiling.

Kitchen

To the kitchen space, a range of contemporary style wall and base units finished with cornice and pelmet. Built in electric oven together with a four ring gas hob and cooker hood above e. Integrated fridge and washer/dryer. Inset one and a half bowl single drainer sink unit to the work surfaces which extends to a breakfast seating bar with complimentary wall tiling around. Concealed central heating boiler. Floor tiling and a double glazed window. Central heating radiator.

**Master Bedroom 8'2" x 12'4" (2.49 x 3.76)**  
2.49m x 3.76m max (8' 2" x 12' 4") Double glazed window and a central heating radiator. Wooden finish flooring. Fitted wardrobes.

En-Suite Shower Room

To the master bedroom an en-suite comprising of a white close couple wc, pedestal wash hand basin and a glazed shower cubicle with wall tiling and floor tiling. Heated towel rail and extractor.

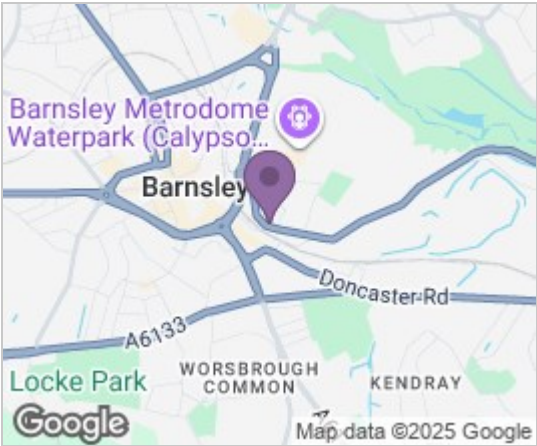
**Bedroom Two 11'0" x 10'2" (3.35 x 3.09)**  
3.35m x 3.09m max (11' x 10' 2") Double glazed window and a central heating radiator. Wooden finish floor and fitted wardrobes.

**Bathroom 6'5" x 6'2" (1.95 x 1.89)**  
1.95m x 1.89m (6' 5" x 6' 2") White close couple wc, pedestal wash hand basin and a paneled bath with shower attachment to the bath. Chrome finish fittings and wall tiling. Chrome finish heated towel rail and floor tiling. Extractor fan.

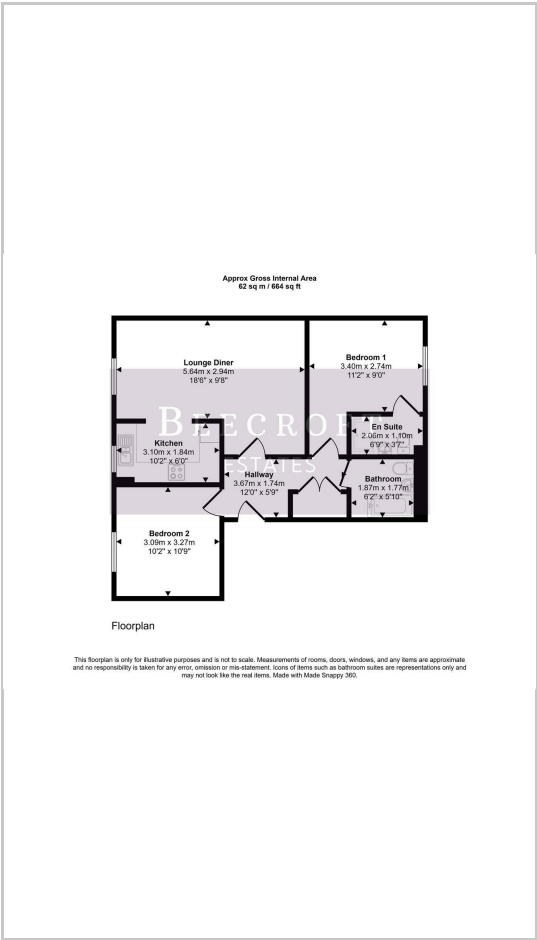
Private Secured Parking

A remote security barrier gives access to private car parking at the apartment complex.

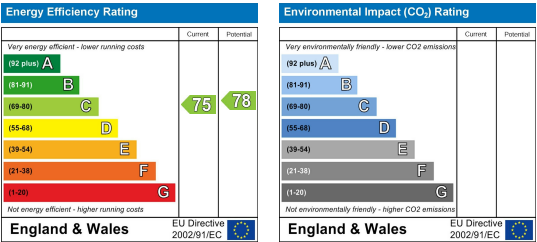
Area Map



Floor Plans



Energy Efficiency Graph



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