



36 Regent Court, Royal Street, Barnsley, S70 2ED

**£795 PCM**

We are pleased to present to the rental market this delightful apartment located on the 4th floor. This property comprises lounge, kitchen, Two double bedrooms one with en-suite shower room and family bathroom. There is secure allocated parking to the rear of the apartments which is accessed via an electric gate. Ideally suited for anyone wishing to commute via the M1 whilst also benefiting from local amenities available in Barnsley.

Call Merryweathers to arrange you viewing today on 01226 730850

## Amenities

The apartment is ideally situated in the town centre of Barnsley. Within walking distance to the Alhambra shopping centre and other retail outlets. Close to the bus station, railway station and motorway links for those commuters.

## Lounge



With double glazed windows, wall mounted electric fire and radiators, spot lights to the ceiling and carpet to the flooring.

## Kitchen



With roll edge work surfaces and stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With a automatic washing machine, electric oven and hob included.

## Dining Room



With a double glazed window, spotlights to the ceiling and wall mounted electric radiator.

## Bedroom One



With a double glazed window, spotlights to the ceiling and wall mounted electric radiator.

## En Suite



With a three piece suite comprising of a walk in shower, hand wash basin and low flush WC.

## Bedroom Two



With a double glazed window, spotlights to the ceiling and wall mounted electric radiator.

## Bathroom



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC.

## Tenancy Information

Rent: £795.00

Bond: £795.00

Holding Deposit: £183.00

EPC Rating C

Council Tax Band: A

Property Type: Apartment

Tenure: Leasehold

Parking Type: 1 Allocated Space

Heating Type: Wall Mounted Electric Heaters

Water Supply: Mains

Gas Type: No Gas

Electricity Supply: Mains

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Building Safety: N/A

Restrictions: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

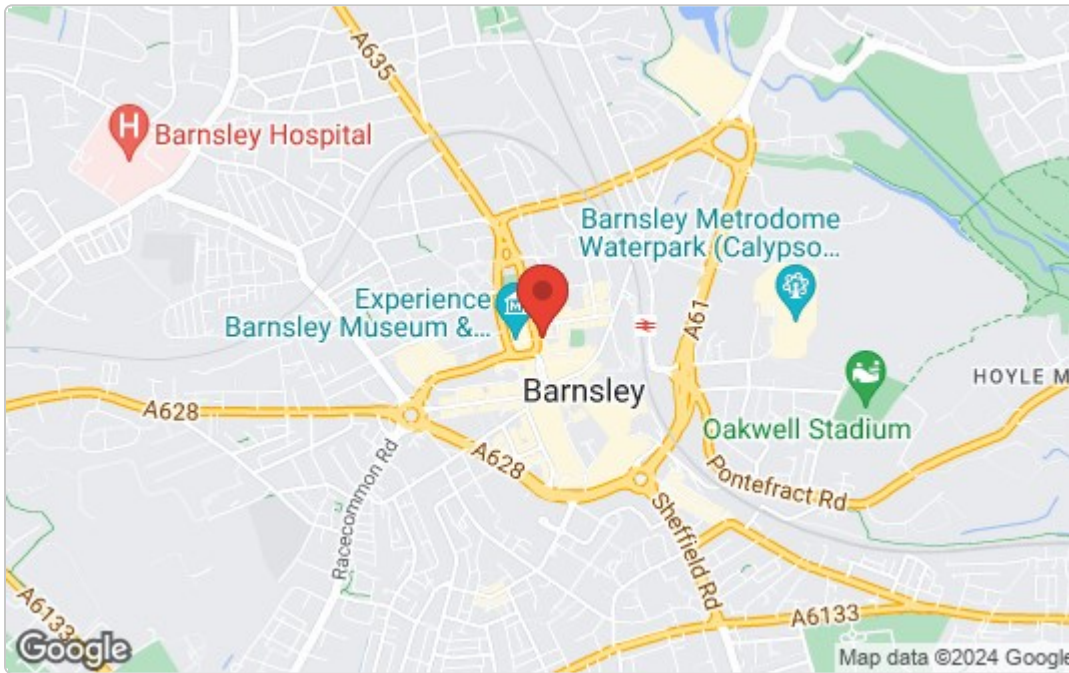
Planning Permissions: N/A

Accessibility Features:

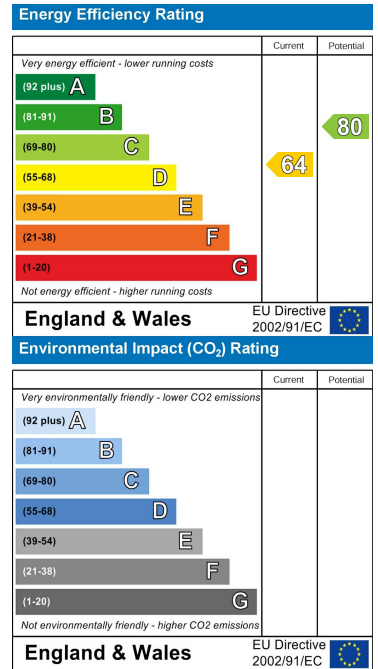
Coal Mining Area: All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

# Floor Plan

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

**Offices also at: Rotherham & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

