



## Regency Court, Ecclesfield, S35

Offers Over £85,000

- NO CHAIN - REDUCED FOR QUICK SALE
- ALLOCATED PARKING
- COUNCIL TAX BAND A - £1,369.21
- GROUND RENT - £200 PA
- POPULAR AREA
- WELL MAINTAINED COMMUNAL AREAS
- LEASEHOLD 182 YEARS REMAINING
- OPEN PLAN KITCHEN AND DINING ROOM
- CLOSE TO LOCAL TRANSPORT LINKS
- SERVICE CHARGE - £1797.47 PA



# Regency Court, Ecclesfield, S35

**\*\* REDUCED FOR QUICK SALE \*\*NO CHAIN - PENTHOUSE ONE BED APARTMENT\*\*** This lovely one bedroom property is located in this quiet location. Close to excellent road links, with Whitley Hall Cricket Club, good schools and excellent local amenities nearby. The property briefly comprises of; 'L' shaped entrance hallway; Open plan kitchen diner and lounge; Double bedroom; Family bathroom; Allocated parking;



Council Tax Band: A



## **FULL DESCRIPTION**

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## **ENTRANCE HALL**

The apartment has a wall mounted telephone intercom access, operated from the buzzer system at the entrance door directed to each individual property. From the communal door, three short flights stairs lead up to the penthouse apartments entrance door, which opens to the 'L' shaped hallway. With; Built in storage cupboard, with space and plumbing for a washing machine; uPVC double glazed window to the rear elevation; Recessed ceiling spot lights; Electric wall heater; Carpet flooring; Solid doors to storage cupboard, bedroom, family bathroom and open plan kitchen, diner and lounge;

## **OPEN PLAN KITCHEN DINER AND LOUNGE**

19'6" x 12'9"

Having dual aspect patio doors opening to Juliet balconies to the front and rear elevations.

## **KITCHEN DINING AREA**

With; A good range of wood effect wall, base and drawer units complete with rolled top work surfaces; Single stainless sink and drainer with mixer tap; Integrated electric oven and four ring hob with extractor fan above; Under unit lighting; Wood effect flooring; uPVC double glazed patio doors opening to the Juliette balcony with a rear facing view; Recessed ceiling spot lights; Electric heater;

## **LOUNGE AREA**

This area has; uPVC double glazed patio doors opening to the Juliette balcony with a

front facing view; Wood effect flooring; Recessed ceiling spot lights; Wall lights; Electric wall heater;

## **BEDROOM ONE**

11'7" x 9'2"

The good sized bedroom one has; uPVC double glazed window to the front elevation; Carpet flooring; Electric heater; Recessed ceiling spot lights;

## **FAMILY BATHROOM**

7'1" x 5'6"

Comprising of; WC with push button flush; Wash basin; Bath with wall mounted electric shower and side screen door; Tiled walls and flooring; Wall mounted mirrored cupboard; Recessed ceiling spot lights; Extractor fan; Electric heater;

## **OUTSIDE**

Set in a quiet cul-de-sac location with access to lovely well maintained communal gardens and one allocated parking space;

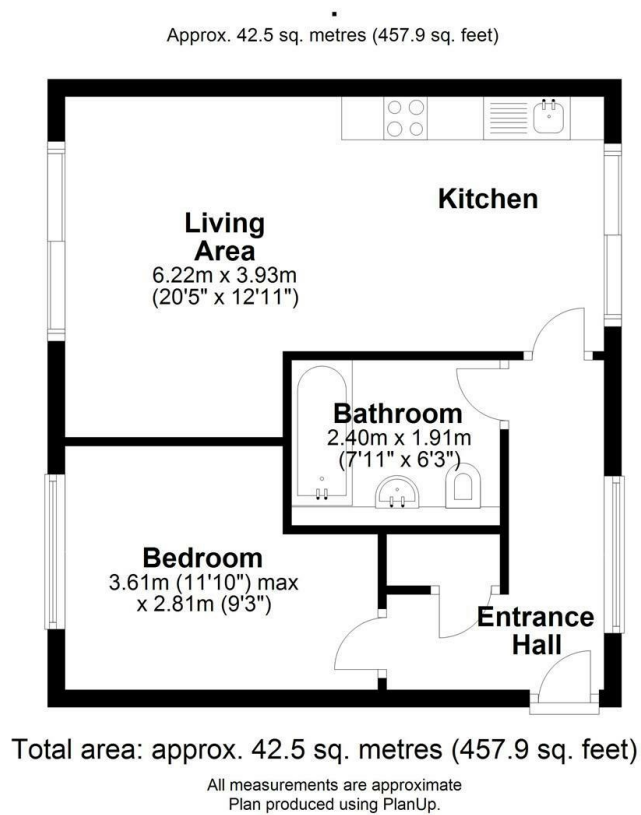
## **ADDITIONAL INFORMATION**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.









## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		