



Chestnut Court, Oughtibridge, S35

Asking Price £137,500

- UNDER BUILDING ALLOCATED PARKING SPACE
- SOUGHT AFTER VILLAGE LOCATION
- TRANSPORT LINKS NEARBY
- STYLISH TWO BEDROOM SECOND FLOOR APARTMENT
- CLOSE TO EXCELLENT LOCAL AMENITIES
- COUNCIL TAX BAND B - £1,681.01
- GOOD SIZE APARTMENT
- LEASEHOLD WITH 108 YEARS REMAINING

55 Chestnut Court, Sheffield S35 0ER

**** UNEXPECTEDLY BACK ON THE MARKET **** We are pleased to bring to the sales market is this spacious two bedroomed second floor apartment, located in the ever popular Chestnut court development in the heart of Oughtibridge village. Benefitting from a modern decor through out and a good sized lounge dining room, with patio doors to the Juliet balcony and the river views beyond. In brief the property has; uPVC double glazing, electric heating & airflow system; Fitted kitchen and bathroom; Lounge dining room; Two bedrooms, bedroom one having built in storage; Family shower room; Under building allocated parking space; Maintained gardens and outside space. The property is ideally located for excellent local amenities including shops, schools, restaurants, local park, surrounding countryside walks and easy access to the M1 Motorway and Supertram links.



Council Tax Band: B



COMMUNAL ENTRANCE

The communal areas, both inside and out, are well maintained by the management company with regular upkeep. Intercom access allows access to each apartment with stairs rising to the second floor.

ENTRANCE HALLWAY

The apartments entrance door opens to the main hallway with; Solid door access to both bedrooms, lounge diner and family shower room. The hallway has: Wood effect flooring; Painted walls; Ceiling light; Power sockets; Wall mounted electric heater; Wall mounted telephone intercom access to the communal entrance door;

LOUNGE DINING ROOM

The elegantly presented lounge dining room has; uPVC double glazed patio doors opening to the Juliet balcony with views over surrounding woodland and river; Wall mounted electric heaters; Airflow vent system; Painted walls; Laminate flooring; Ceiling light points; Power and aerial sockets; Open access into the kitchen;

KITCHEN

The kitchen has a good range of wood effect wall, base and drawer units with black roll-top work surfaces; 1 1/2 sinks and drainer with mixer tap; Extractor fan; Integrated electric oven and four ring induction hob with overhead extractor fan and decorative glass splash back; uPVC double glazed window to the rear elevation; Under unit lighting; Ceiling light, Painted walls, Laminate flooring; Power sockets; Space and plumbing for appliances;

BEDROOM ONE

The primary bedroom has: Built in double wardrobe; uPVC double glazed window to the rear elevation; Wall mounted electric heater; Airflow vent system; Ceiling light; Painted walls; Carpet flooring; Power and aerial sockets;

BEDROOM TWO

Bedroom two with: uPVC double glazed window to the front elevation; Airflow vent

system; Wall mounted electric heater; Ceiling light; Painted wall; Carpet flooring; Power sockets;

FAMILY SHOWER ROOM

With; Shower enclosure with over head shower and hand held shower attachment with a side screen door; Low level WC with push button flush; Wash basin set into vanity unit; Vinyl flooring; Paneled walls to the wet areas with the remaining walls being painted; uPVC obscure double glazed window to the front elevation; Electric heated towel rail; Ceiling light point; Shaver socket;

OUTSIDE

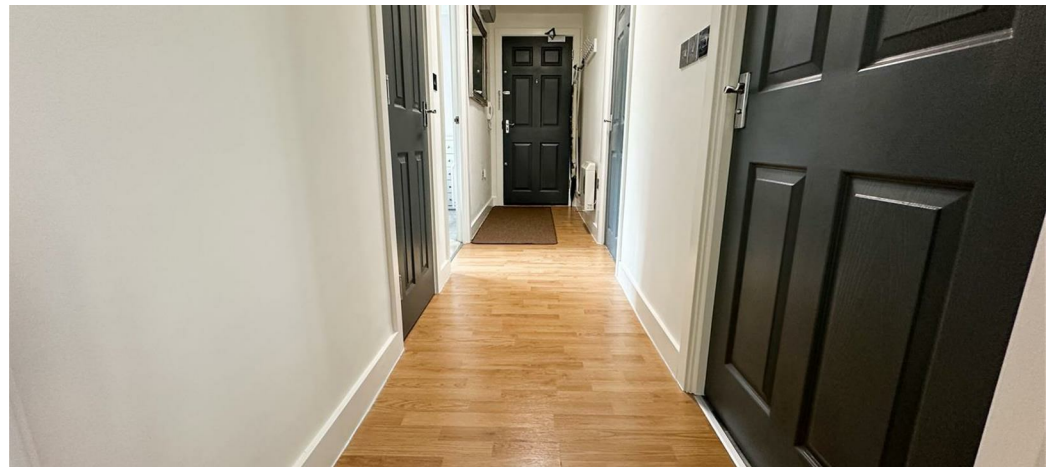
The property has one allocated under building parking space to the side of the main entrance door, with additional on road parking. The gardens and communal areas are maintained by the management company on a regular basis.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





Directions

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	86
(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 