





20 Kings Court

358 Manchester Road • Crosspool • S10 5DQ

£150,000

This excellent value, retirement apartment is situated within Kings Court development, located in the heart of Crosspool offers a lovely 2 bedroom first floor apartment set within this sought-after over 60's independent living development. Well maintained property featuring 24/7 emergency pull cords, an on-site manager, electric heaters, double glazing, communal gardens, residents lounge, laundry, guest suite and visitor parking. All carpets, blinds and curtains are included within the sale. No Chain. Accessed through a secure intercom entrance. This well-maintained first floor apartment enters into a welcoming hallway equipped with generous storage cupboard housing the water tank. Spacious light and airy lounge presented in a neutral palette with double doors leading through to the kitchen, fitted a range of wood effect units, complementary worktops, and tiled splash backs, including an integrated oven, electric hob, fridge and freezer. There are 2 side facing bedrooms overlooking communal grounds featuring full length windows and built in wardrobes. The development includes landscaped communal gardens, social lounge which hosts a range of organised activities and laundry. Resident and visitor parking available. Conveniently located within walking distance of local shops & amenities in Crosspool. Transport links are excellent with regular bus routes to Broomhill and the city centre. Service charge £4192 / 6 months Lease 125 years 01/05/2001 - Annual Ground rent £410.00

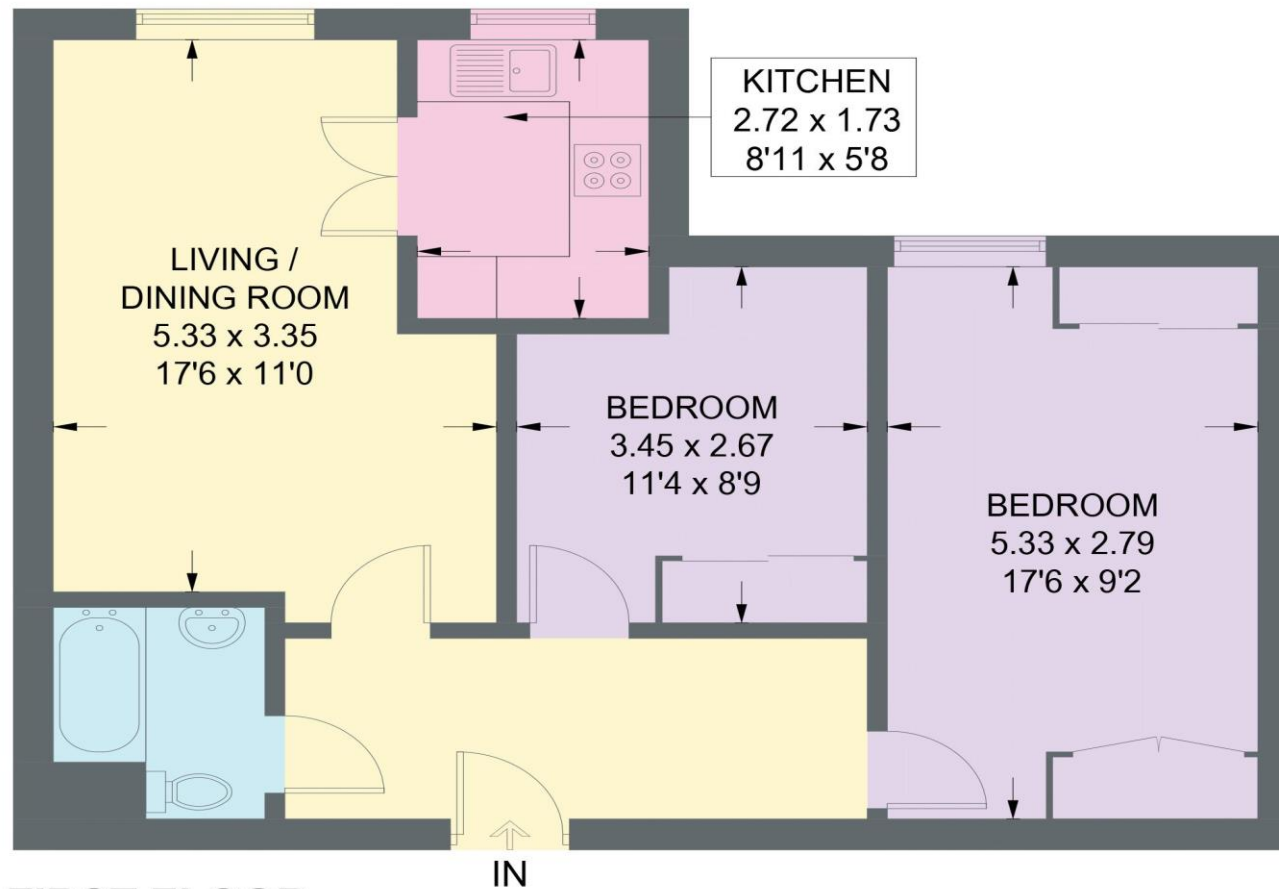


- 2 Bedroom First Floor with Lift
- Over 60's Independent Living Development
- Located in Heart of Crosspool
- On Site Manager & Emergency Pull Chords
- Electric Heaters & Double Glazing
- Landscaped Communal Gardens
- Guest Suite & Visitor Car Park
- Lease 125 years 01/05/2001 Ground Rent £410 pa
- Service charge £4192 / 6 months
- Council Tax Band C



20 KINGS COURT

APPROXIMATE GROSS INTERNAL AREA = 58.7 SQ M / 632 SQ FT



FIRST FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.