

Saxton Mee



Kingswood Sheffield S6 1RF
Price Guide £190,000



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PRICE GUIDE £190,000-£200,000 ** NO CHAIN ** STUNNING TWO BEDROOM DUPLEX APARTMENT IN THE HISTORIC KINGSWOOD HALL ** One of the largest apartments in the development with over 1,100 sq. ft of luxury open plan accommodation. This unique DUAL ASPECT corner plot has been well maintained and benefits from numerous windows and Juliette balconies making this a FABULOUS BRIGHT AND AIRY APARTMENT.

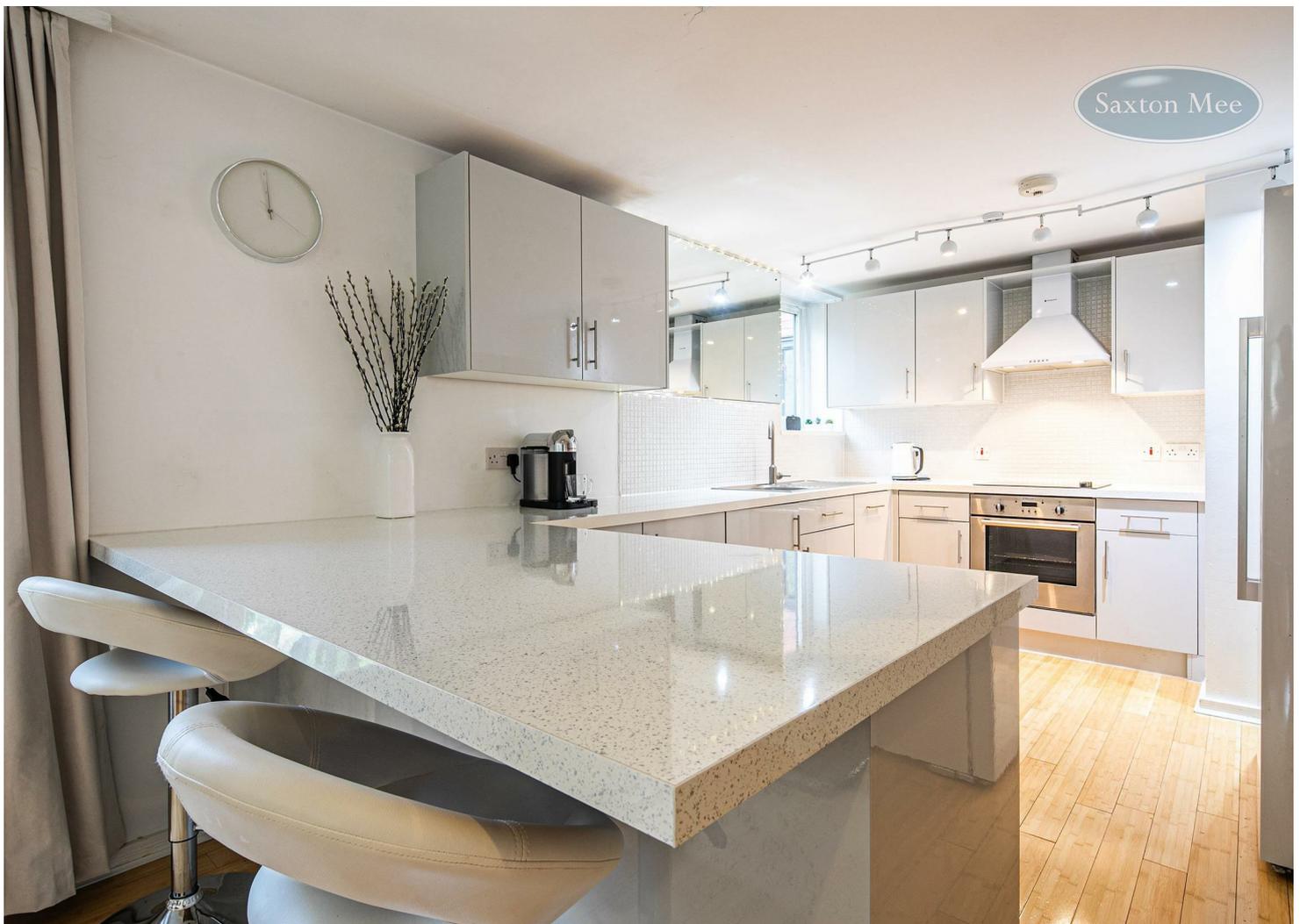
The spacious accommodation briefly comprises: communal entrance hall, stair and lift access to the first floor where the apartment is located. Entrance hall, downstairs WC/cloakroom, open plan lounge/dining area and kitchen (10.24m x 4.29m).

First floor: two double bedrooms and a large bathroom.

Situated in a gated fully enclosed development with well-maintained communal grounds, secure allocated parking and visitor parking. Regular public transport links including close proximity to the Supertram. Easy access to Sheffield city centre, central hospitals and Universities.

**** VIEWING HIGHLY RECOMMENDED ****

- LIFT
- ALLOCATED PARKING
- HISTORIC BUILDING
- OVER 1,100 SQ FT
- 2 LARGE BEDROOMS
- JULIETTE BALCONIES
- DOWNSTAIRS WC
- GOOD TRANSPORT LINKS





OUTSIDE

Kingswood Hall is a gated development with well maintained communal grounds, secure allocated parking and ample visitor parking.

LOCATION

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus and tram-link bus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 1st January 2003. The property is currently Council Tax Band C.

SERVICES

The agents have not tested any apparatus, equipment, services, fittings or appliances, heating installations, plumbing or electrical systems and no warranty is given as to their order. All measurements are approximate.

VALUER

Greg Ashmore

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 109.4 sq. metres (1177.6 sq. feet)

**Crookes
Hillsborough
Stocksbridge**

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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 76 | 80 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |