



Rockingham Court Belgrave Road, Barnsley
Barnsley

Offers in Region of **£60,000**



Rockingham Court Belgrave Road

Barnsley,

A WELL-PRESENTED PURPOSE BUILT FIRST FLOOR TWO-BEDROOM APARTMENT IDEALLY SITUATED CLOSE TO BARNSELY TOWN CENTRE WITH ITS MANY AMENITIES AND TRANSPORT LINKS. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN.

Accommodation briefly comprises; communal entrance, private entrance, hallway, open plan living dining kitchen with integrated appliances, two bedrooms and bathroom. Outside there is an allocated parking space.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- CLOSE TO TOWN
- OWN PARKING SPACE
- NO UPPER VENDOR CHAIN
- SERVICE CHARGE £1750 PER YEAR
- GROUND RENT £250 PER YEAR
- LEASE 125 YEARS FROM 1ST APRIL 2002



COMMUNAL ENTRANCE

Entrance gained via communal entrance door at ground level with stairs rising to the apartment door.

ENTRANCE HALL

A door then opens through to the inner hallway with ceiling light and access loft via a hatch. Here we gain access to the following rooms;

LIVING / DINING KITCHEN

An open plan space incorporating living and kitchen areas. The kitchen itself has a range of wall and base units in a wood effect shaker style with laminate worktops and tiled splashbacks. There is an integrated fridge, integrated electric oven with four burner gas hob with extractor fan over and plumbing for a washing machine. The living space has ample room for lounge and dining furniture if so desired and has natural light gained via twin French doors in uPVC onto Juliette balcony to front. The room has inset ceiling spotlights over kitchen, two wall lights, coving to the ceiling, cupboard providing storage which houses the boiler and central heating radiator.

BEDROOM ONE

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window.



BEDROOM TWO

A further bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear.

BATHROOM

Comprising a three-piece white suite in the form of; close couple W.C, pedestal basin with chrome mixer tap over, bath with chrome taps with mains fed chrome mixer shower over and glazed shower screen. There are inset ceiling spotlights, extractor fan, tiling to walls, central heating radiator and obscure uPVC double glazed window to side.

Garden

The property has an allocated parking space designated by the flat number on the space.





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