



## Chestnut Court, Oughtibridge, S35

Asking Price £139,950

- STYLISH TWO BEDROOM SECOND FLOOR APARTMENT
- SPACIOUS LOUNGE DINING ROOM
- COUNCIL TAX BAND B - £1,681.01
- UNDER BUILDING ALLOCATED PARKING SPACE
- SOUGHT AFTER VILLAGE LOCATION
- LEASEHOLD WITH 108 YEARS REMAINING
- BRAND NEW FITTED KITCHEN
- TWO GOODS SIZED BEDROOMS

# Chestnut Court, Oughtibridge, S35

New 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 brand new fitted kitchen 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 bathroom; 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 bathroom. The hallway has: Laminate flooring; Painted walls; Ceiling light; Power sockets; Wall mounted electric heater; Wall mounted telephone intercom access to the communal entrance door;

## **LOUNGE DINING ROOM**

14' 11" x 14' 3"

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 point; Power and aerial sockets; Solid door to kitchen;

## **KITCHEN**

10' 7" x 7' 0"

The new fitted kitchen has a good range of grey matte wall, base and drawer units with light roll-top work surfaces; Black sink and drainer with coordinating mixer tap; Extractor fan; Integrated electric oven and four ring induction hob with overhead extractor fan; uPVC double glazed window to the rear elevation; Ceiling light, Painted walls, Vinyl flooring; Power sockets; Space and plumbing for

appliances; Solid door to storage cupboard housing the Economy 7 boiler;

## **BEDROOM ONE**

10' 11" x 10' 10"

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

## **BEDROOM TWO**

7' 6" x 7' 1"

Bedroom two with: uPVC double glazed window to the rear elevation; Airflow vent system; Wall mounted electric heater; Ceiling light; Painted wall;; Carpet flooring; Power sockets;

## **FAMILY BATHROOM**

Family bathroom with a white suite comprising of; Bath with wall mounted shower and side screen door; Low level WC with push button flush; Wash basin with Stainless Steel mixer tap; Vinyl flooring; Tiled walls to the wet areas with the remaining walls being painted; uPVC obscure double glazed window to the rear 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.

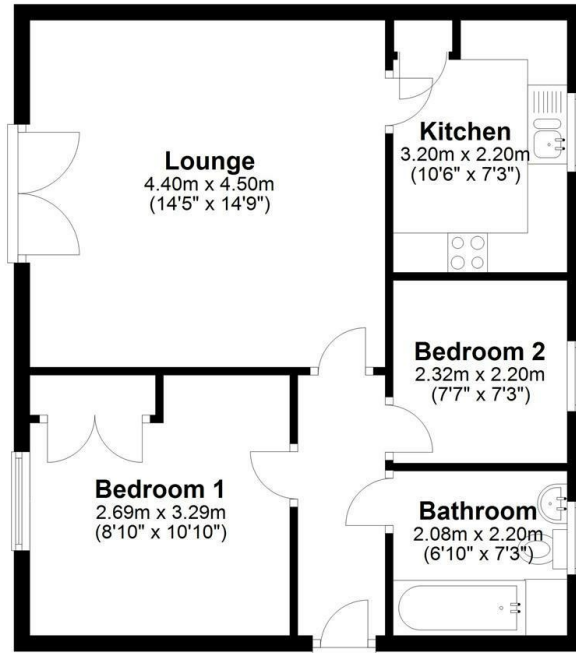
## **ADDITIONAL DETAILS**

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.





Approx. 53.0 sq. metres (571.0 sq. feet)



Total area: approx. 53.0 sq. metres (571.0 sq. feet)

Floor plans are for identification purposes only. All measurements are approximate.  
Plan produced using PlanUp.



## 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) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   | 81                      | 86        |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |