



## Chestnut Court, Oughtibridge, S35

Asking Price £135,000

- FIRST FLOOR APARTMENT
- TWO BEDROOMS WITH BUILT IN WARDROBE STORAGE
- VENTILATION AIRFLOW SYSTEM
- LEASEHOLD WITH 108 YEARS REMAINING
- POPULAR AREA
- ALLOCATED PARKING
- WELL MAINTAINED COMMUNAL AREAS
- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO LOCAL TRANSPORT LINKS
- COUNCIL TAX BAND B - £1,681.01



# Chestnut Court, Oughtibridge, S35

**\*\*NO CHAIN - FIRST FLOOR TWO BEDROOM APARTMENT IN PRIME VILLAGE LOCATION\*\*** This fantastic two bedroom first floor apartment is situated in a great location. The property has river and countryside views and is within easy walking distance to the excellent village amenities and transport links. The property briefly comprises of; Communal entrance; Hallway; Lounge; Kitchen diner; Two good sized bedrooms with built in storage; Bathroom; Allocated parking space; Maintained communal areas and gardens;



Council Tax Band: B



### **COMMUNAL ENTRANCE DOOR WITH INTERCOM ACCESS**

The communal entrance, hallway and stairs have; Telephone intercom access to each apartment; Sensor lighting, One flight of stairs leads directly to the apartments entrance door;

### **ENTRANCE HALLWAY**

The hallway has; Telephone access intercom; Carpet flooring; Ceiling light point; Electric heater; Solid doors to all rooms; Storage area;

### **LOUNGE**

The spacious lounge has; A Juliet balcony leading out from uPVC double glazed patio doors; Views over the river and woodland beyond; Carpet flooring; Ceiling light point; Airflow ceiling vent; Electric wall heater; Power and Aerial Sockets; Open arch to the kitchen diner;

### **KITCHEN DINER**

A great space with; A range of wood effect wall, base and drawer units; Black roll top work surfaces; Under unit lighting; 1 1/2 sink and drainer with mixer tap; Integrated electric oven and four ring hob with extractor fan above; Integrated washer dryer; Space for a free standing fridge freezer; Wood effect flooring; Space for dining table and chairs; uPVC double glazed window to the front elevation; Air flow system vent with booster button; Ceiling light point; Plinth electric fan heater; Power sockets;

### **BEDROOM ONE**

Bedroom one has; Double doors to built in recessed wardrobe storage; Carpet flooring; Airflow ceiling vent; Wall mounted electric heater; Ceiling light point; uPVC double glazed window to the rear elevation; Power and aerial sockets; Airflow veiling vent;

### **BEDROOM TWO**

Double bedroom two has; Carpet flooring; Single door to recessed built in wardrobe

storage; uPVC double glazed window to the rear elevation; Wall mounted electric heater; Ceiling light point; Power and aerial sockets; Airflow veiling vent;

### **FAMILY BATHROOM**

The good sized bathroom has; White suite comprising of bath, with wall mounted shower and side screen door, wash basin and wc; Wood effect flooring; Electric heated towel rail; Airflow extractor ceiling vent with boost button; Tiled walls to wet areas; Ceiling light point; Shaver socket;

### **OUTSIDE**

Very well maintained communal areas and gardens with allocated parking bays;

### **ADDITIONAL INFORMATION**

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.

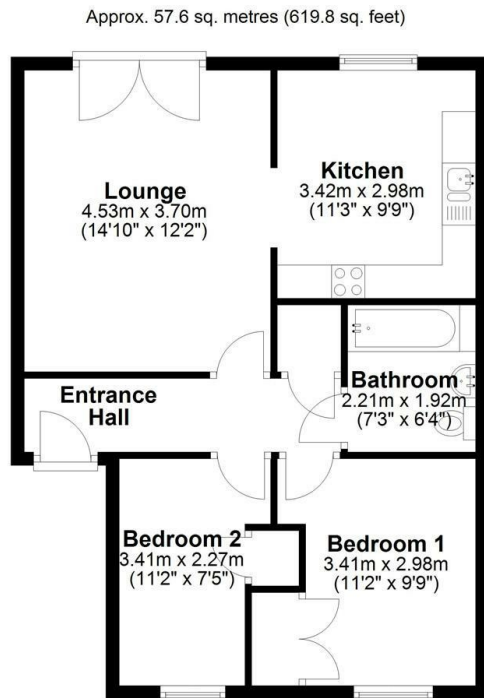












Total area: approx. 57.6 sq. metres (619.8 sq. feet)

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>	80	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	