



Langsett Road South, Oughtibridge, S35

Asking Price £200,000

- BEAUTIFULLY PRESENTED THROUGHOUT
- EXCLUSIVE APARTMENT BLOCK
- ELEVATED VIEWS
- SERVICE CHARGE £70 PER MONTH
- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- CLOSE TO GREAT LOCAL AMENITIES
- COUNCIL TAX BAND A - £1,589.38
- SOUGHT AFTER LOCATION
- TRANSPORT LINKS NEARBY
- GROUND RENT £1 PA

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****IMMACULATE FIRST FLOOR TWO BEDROOM APARTMENT**** Set within an exclusive apartment block this beautiful apartment offers contemporary open plan living with spacious rooms throughout. Presented to the highest standard and located a stones throw from the many amenities of Oughtibridge Village. Whether down sizing or starting off, this great apartment allows the new owner to walk straight in with no work required. The property briefly comprises of; Communal entrance serving three properties, with telephone intercom access and Oak doors to each apartment; Entrance hallway, open plan to the lounge, dining and kitchen room; Two spacious bedrooms, one having built in wardrobe storage; Family shower room;



Council Tax Band: A



COMMUNAL ENTRANCE

From the communal entrance door stairs lead to the three apartments within this block. Each property having telephone intercom access. One flight of stairs rise to this first floor apartment.;

HALLWAY

An oak entrance door opens to this lovely apartment. Open plan access to the lounge, kitchen and dining room the hallway area has; Carpet flooring; Electric wall heater; Telephone intercom access; Power sockets; Oak doors to the two bedrooms, family shower room and storage cupboard;

OPEN PLAN LOUNGE, KITCHEN AND DINING ROOM

LOUNGE AREA

With: Carpet flooring; uPVC double glazed window to the rear elevation and outstanding woodland views; Recessed ceiling spotlights; Wall light points; Electric wall heater; Power and aerial sockets;

DINING AREA

Having; Space for dining table and chairs; Carpet flooring; Recessed ceiling spotlights; Wall light points; Power sockets;

KITCHEN AREA

The kitchen area has; A combination of cashmere matt wall, base and drawer units; Quartz work tops and upstands; One bank of wood grain units, housing the oven, microwave and fridge freezer; One and a half undermounted sink and a mixer hose tap, with the drainer being set into the quartz work top; Further integrated appliances including Neff four ring induction hob with an extractor hood above, dish washer and washer dryer; Aubergine coloured gloss splash back; uPVC double glazed window to the front elevation; The co-ordinating wood grain plinths to the bottom of the units; Wood effect vinyl flooring; Recessed ceiling spotlights;

PRIMARY BEDROOM ONE

Having; An uPVC double glazed window to the front elevation; Carpet flooring; Recessed ceiling spotlights; Electric wall heater; Power sockets;

DOUBLE BEDROOM TWO

Currently in use as a home office/ dressing room. This further good sized second bedroom has; A rear facing uPVC double glazed window, again with lovely far reaching views; One wall of wood grain, mirrored and chrome trim sliding door wardrobe storage; Electric wall heater; Recessed ceiling spotlights; Power sockets;

FAMILY SHOWER ROOM

The beautiful contemporary family shower room has; Full width walk in designer 'Matki' shower enclosure with rain head and hand held attachments and fixed side screen door; wall mounted WC; Wash basin, which is set into a floating drawer vanity unit; Wall mounted mirror with lighting; Wood grain tall floating storage unit; Vertical heated towel rail; Fully tiled walls; Tiled floor with under floor heating; Recessed ceiling spotlights; Extractor fan;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked

the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	74	
(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 