



HOUSE STYLE	Reconstituted stone built apartment
RECEPTION ROOMS	1
BEDROOMS	2
EPC RATING	B

IMPECCABLY PRESENTED FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT – IDEAL FOR PROFESSIONAL COUPLE/EARLY RETIREES – SERVED BY EXCELLENT FACILITIES IN PENISTONE CENTRE – PARTICULARLY WELL PLACED FOR DAILY COMMUTING – ENJOYING EASY ACCESS TO DELIGHTFUL SURROUNDING COUNTRYSIDE

DESCRIPTION This beautifully presented first floor apartment is set to the rear of the highly regarded Regency House complex, windows to two elevations affording a most pleasant outlook. Providing two double bedrooms and an open plan living room/kitchen, this modern property enjoys good levels of insulation and as such proves most economical to run. Penistone centre is a comfortable walk away and provides an extensive range of retail facilities. The railway station is also within easy reach and for anyone wishing to access major south and west Yorkshire centres, the area enjoys excellent road links. With gas central heating and wood framed double glazing, the accommodation on offer extends to Communal ground floor Entrance with intercom-controlled entrance system, staircase rising to first floor, very generous Entrance Hall, open plan Living Room/Kitchen - the kitchen area having extensive integrated appliances. There are two double Bedrooms and a beautiful fully tiled bathroom with four-piece suite.

£150,000



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Property Details

GROUND FLOOR

GROUND FLOOR COMMUNAL ENTRANCE An intercom-controlled entrance facility enables entry to the block, a staircase then rises to the first floor.

FIRST FLOOR

ENTRANCE HALLWAY A very well proportioned and most welcoming entrance to the property, the hallway being approximately 18 feet in length and as such provides ample space for the storage of coats and footwear.



OPEN PLAN LIVING ROOM/KITCHEN 19' 5" x 10' 0" (Reducing to 9'8")" (5.92m x 3.05m) To the lounge area, windows to two elevations provide a lovely outlook, the room being heated by a double panel radiator and there is also a TV aerial point and satellite connection. The kitchen area provides an



extensive range of matt ivory-coloured door units to base and eye level including a good expanse of worktop surfaces which have upstands. There is concealed lighting to the underside of the wall units, a number of ceiling downlighters to the kitchen area, further double panel radiator, concealed Glow Worm gas fired central heating boiler and the sale will include the integrated Bosch oven, four-ring gas hob, extractor canopy, washing machine, fridge and freezer.



BEDROOM ONE 12' 6" x 9' 0" (3.81m x 2.74m) This Principal Double Bedroom enjoys a fine outlook over the car park area, with more distant views over the surrounding countryside. The room is heated by a double panel radiator and provides a TV aerial point and a three-door built-in wardrobe.



BEDROOM TWO 12' 6" x 8' 6" (3.81m x 2.59m) This well-proportioned second Double Bedroom has Juliette balcony doors and once again affording a delightful outlook. The room provides a sliding door fronted double wardrobe, a TV aerial point and double panel radiator.



BATHROOM 10' 2" x 5' 10" (3.1m x 1.78m) A beautifully presented bathroom of excellent proportions, having full height tiling to the walls and providing a four-piece suite in white comprising of a panel bath, separate very well-proportioned shower cubicle with thermostatic shower, pedestal wash hand basin and ceiling downlights. There is an extractor fan, a mirror-fronted bathroom cabinet and chrome towel rail.



To the inner hallway, there is a double-fronted storage cupboard containing the Tribune Range 'Kingspan' Boiler.

OUTSIDE Along with other apartments in the complex, the property enjoys use of professionally managed, established gardens. There is a car parking space allocated to the property and further visitor spaces.

SERVICES All mains are laid to the dwelling.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from wooden sealed double glazed windows.





TENURE The property is Leasehold, and we have received confirmation there is 125 years on the lease from the 1st January 2015 and the ground rent payable is £130.00 per annum.

SERVICE CHARGE The complex is professionally managed, and we have received confirmation from the owners that the service charge is £255.25 per quarter, this to cover cleaning and heating of common parts, sundry repairs, garden maintenance, management fees and other related matters.

DIRECTIONS Postcode: S36 7AD - for SatNav purposes

IB/JL PROPERTY DETAILS PREPARED 29 SEPTEMBER - NOT YET VERIFIED BY VENDOR



For further information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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