

30 Kings Court, 358 Manchester Road, Crosspool, Sheffield, S10 5DQ
Offers In The Region Of £79,950
Council Tax Band: B



A bright and spacious one bedroom top floor apartment which is situated within the popular Kings Court development in the centre of Crosspool! Specifically for the over 60's, the property is ready to move into and is accessed via a lift from the communal ground floor areas. Having an experienced on site manager, 24hr emergency Appello call system, a variety of activities for tenants in the Lounge, communal laundry room and even a visitors room for overnight stays! Having upvc double glazing and electric heating. In brief, the property comprises; Secure Communal Ground Floor Lobby with Lounge area, hallways and either a staircase or lift ascending to the second floor. To the second floor there is a further landing area and a door leads directly to this apartment. In the apartment there is an Entrance Hallway with large storage cupboard, Living Room, Kitchen with fitted wall and base units and an integrated electric oven, Bedroom and Bathroom. Council Tax Band B

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Floor Plan

Approx. 44.6 sq. metres (479.7 sq. feet)



Total area: approx. 44.6 sq. metres (479.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

30 Kings Court, Sheffield

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	