



Gawber Road, Barnsley S75

PRICE: £90,000

- PENTHOUSE APARTMENT
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- ALLOCATED PARKING
- COMMUNAL GARDEN
- FAR REACHING VIEWS
- CLOSE TO TOWN CENTRE, LOCAL AMENITIES & TRANSPORT LINKS

SET IN ONE OF BARNSELY'S MOST SOUGHT AFTER APARTMENT DEVELOPMENTS IS THIS BEAUTIFULLY PRESENTED, TWO DOUBLE BEDROOM PENTHOUSE APARTMENT, LOCATED IN THE CORNER OF THE SITE WITH FAR REACHING VIEWS OVER BARNSELY.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

Set in one of Barnsley's most sought after apartment developments of Jordan Hill is this beautifully presented, two double bedroom penthouse apartment, located in the corner of the site with far reaching views over Barnsley and the surrounding areas. The property features a secure gated entrance, allocated parking, communal gardens and is ideally suited to the couple, single occupant or property investor looking for a healthy annual yield. Conveniently located within close proximity to local amenities, transport links, Barnsley town centre and Barnsley General Hospital.

ENTRANCE

A communal entrance door opens to a communal hallway featuring a staircase rising to the second floor where the apartment can be found on the right hand side. The apartment has a solid oak entrance door and opens into a large reception hallway giving access to two generous double bedrooms, open plan living kitchen, bathroom, loft space and a useful storage cupboard. There is also a radiator and landing space with a side facing window which could be used as a small office space.

OPEN PLAN LIVING KITCHEN

21' 3" x 10' 4" (6.48m x 3.15m)

Presented to the front and side elevation is this versatile open plan room. The kitchen area features wall and base units with a work surface incorporating a pot sink unit with mixer tap over. There is part tiling to the walls and integrated appliances including a four ring gas hob, extractor hood, fridge, freezer, plumbing for an automatic washing machine and a cupboard housing the combination boiler. There is a features side facing double glazed window with far reaching views over Barnsley and to the front elevation is a Juliette style balcony with wrought iron railing and French doors, inset spot lighting and a radiator.

BEDROOM ONE

15' 1" x 8' 10" (4.6m x 2.69m)

A front facing room with far reaching views, having a double glazed window, radiator and alcove for wardrobes.

BEDROOM TWO

10' 10" x 8' 6" (3.3m x 2.59m)

A front facing room, having a double glazed window with a pleasant aspect and a radiator.

BATHROOM

Features a three piece white suite comprising of a push button W.C., a wall mounted wash hand basin and a panel bath with mixer tap and shower over plus a glass screen. There is tiling to the walls, vinyl finish to the floor, chrome heated ladder rail, an electric shaver point, frosted double glazed window and inset spot lighting.

EXTERNALLY

Approached from the front elevation via an electrically operated coded gate which opens into a communal parking area. There is allocated off street parking in front of the apartment, visitor parking spaces, a communal bin store and communal garden with washing drying areas.

MEASUREMENTS

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

SERVICES

Mains gas. Mains electricity. Mains water. Mains drainage.

ADDITIONAL NOTE

Fixtures and fittings by separate negotiation.

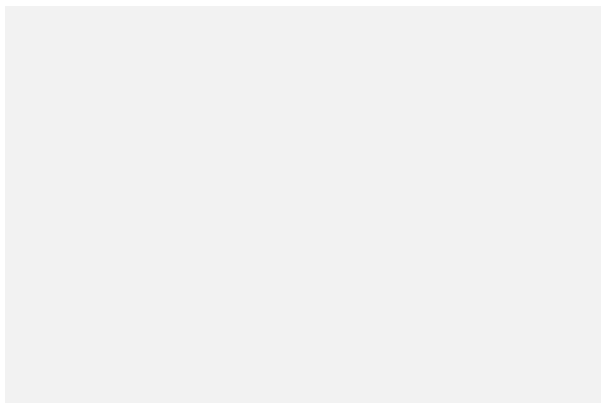
Leasehold Property

The Lease of the property is dated 13 October 2009. The term is for a period of 125 years commencing on and including 1 January 2006. The current Ground Rent is £150.00 per annum and there is also a Service Charge payable. The current management charges are £776.26 per annum.

These details were prepared from an inspection of the property and information provided by the vendor on 10th March 2021.

Ref: BM/CS





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991
 When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

FLOORPLAN