



**Regent House, 11 Regent Street, Barnsley, S70 2AT**

**OFFERS AROUND £55,000**

Barnsley





## Apartment 28

Regent House, Barnsley

IDEALLY SITUATED IN THE CENTRE OF THIS BUSTLING TOWN WE OFFER TO THE MARKET THIS PURPOSE BUILT ONE BEDROOM APARTMENT WITH NO UPPER VENDOR CHAIN. Accommodation briefly comprises; Open plan Living / Dining / Kitchen, Bedroom, and shower room.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- TOWN CENTRE LOCATION
- OPEN PLAN
- SOLD WITH SITTING TENANT
- MUST BE VIEWED
- ONE BEDROOM
- NO CHAIN



### **SHOWER ROOM**

Comprising of a three-piece white suite in the form of; close couple W. C basin sat within a vanity unit with chrome mixer tap over and Shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, tiled floor and towel rail/radiator.

### **COMMUNAL ENTRANCE**

Entrance gained via communal entrance and the property can be found on the third floor.

### **OPEN PLAN DINING /LIVING/KITCHEN**

The kitchen itself has a range of wall and base units in a wood effect with laminate worktops and matching upstand. There is an integrated electric cooker with four burner electric hob with splashback and stainless-steel chimney style extractor fan over, stainless steel sink with chrome mixer tap over. The room has inset ceiling spotlights, wood effect laminate flooring, all mounted electric heater, further pendant light over the lounge area and uPVC double glazed window.

### **BEDROOM**

An archway leads through to the bedroom with double sleeping area with inset ceiling spotlights, a wall mounted electric heater and a continuation of the wood effect laminate flooring.

### **ENTRANCE HALLWAY**

Entrance gained via a timber door through to inner hallway this leads through to an open plan dining/living/ kitchen area.



## ADDITIONAL INFORMATION

EPC Rating is C and we are informed by the vendor that the property is Leasehold.

## COUNCIL TAX BAND

A

## VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

## BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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## MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## OFFICE OPENING

### TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm





## Simon Blyth Estate Agents

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