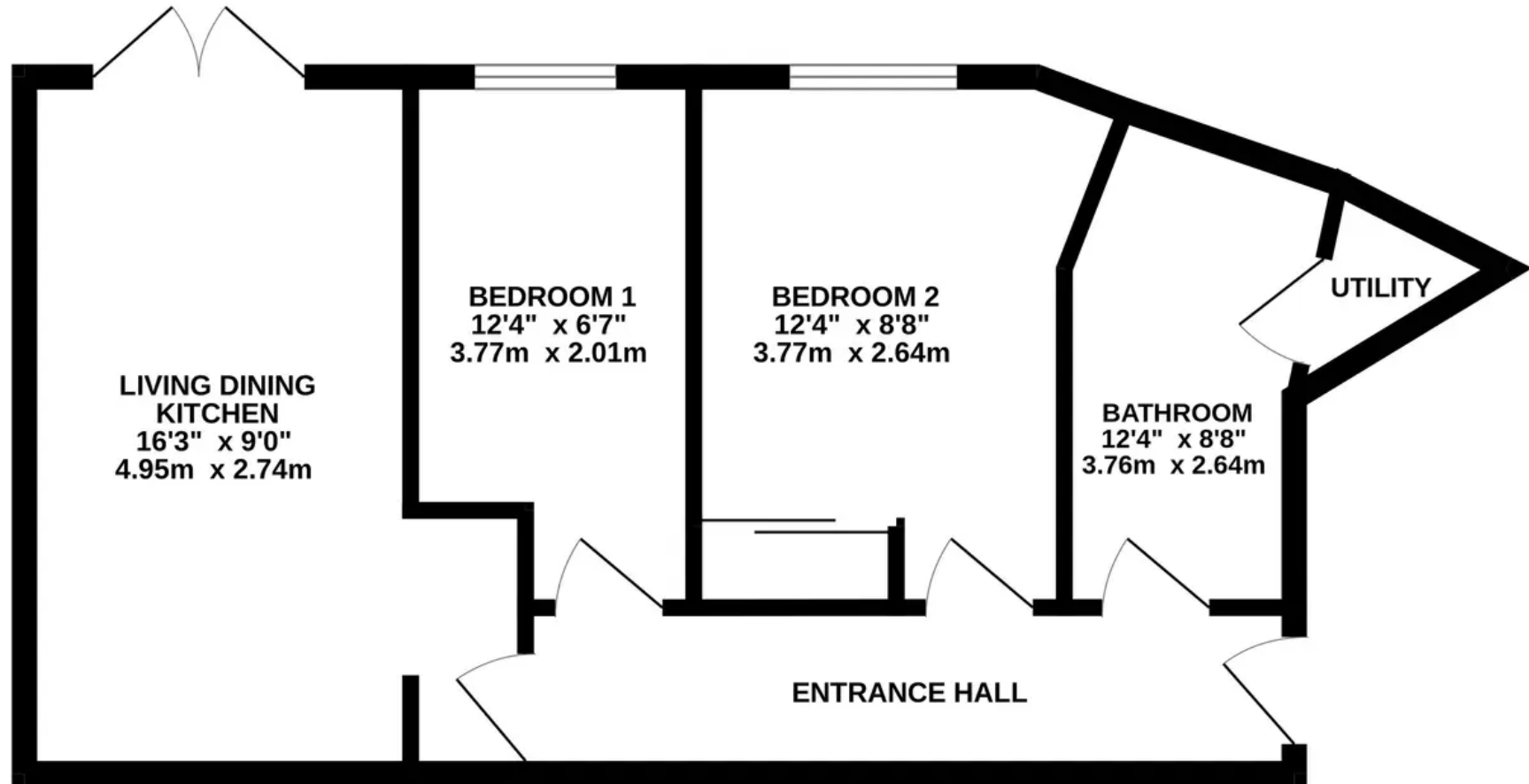




Regency Court, Primrose Drive

Ecclesfield, Sheffield

Offers in Region of **£118,000**



REGENCY COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Regency Court, Primrose Drive

Ecclesfield, Sheffield

A WELL PRESENTED, PURPOSE BUILT TWO BEDROOM APARTMENT OCCUPYING A FIRST FLOOR POSITION AND ENJOYING FAR REACHING VIEWS OVER THE VALLEY TO THE REAR, OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN THE PROPERTY BRIEFLY COMPRISES; Entrance hallway, open plan living/dining kitchen with Juliet balcony, two bedrooms and bathroom. The property is ready to move into and well situated close to Ecclesfield with many amenities and transport links. The EPC rating is C-77 and the council tax band is B.





ENTRANCE

Entrance gained via communal entrance with staircase rising to the first floor where we find the entrance to the apartment.

ENTRANCE HALLWAY

With inset ceiling spotlights and a wall mounted electric heater. Here we gain entrance to the following rooms.

LIVING/DINING KITCHEN

An open plan space incorporating kitchen and living spaces, the kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting laminate work tops and matching upstands which is complimented by wood effect laminate flooring. There are integrated appliances in the form of stainless steel electric oven with four burner electric hob, stainless steel splashback and chimney style extractor fan over. There is a slim line stainless steel dishwasher and a stainless steel sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, further under cupboard lighting to the kitchen area and natural light is gained via a sliding uPVC double glazed door which leads onto the Juliet balcony, enjoying views across the valley. There is space for lounge furniture, an additional two wall lights to the living space and a wall mounted electric heater.



BEDROOM ONE

A double bedroom with inset ceiling lights, built in wardrobe and a wall mounted electric heater. There is a uPVC double glazed window to the rear enjoying views.

BEDROOM TWO

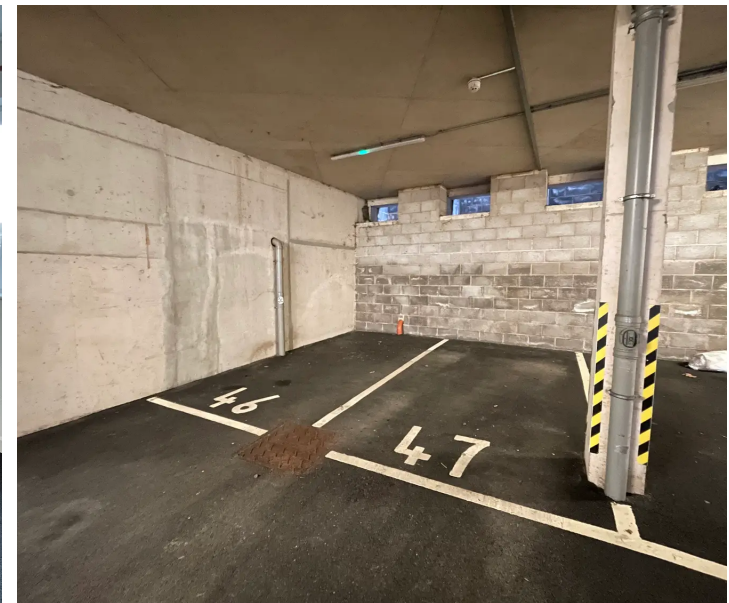
With inset ceiling lights, wall mounted electric heater and a uPVC double glazed window to the rear.

BATHROOM

A well sized bathroom with a three piece modern white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over, bath with chrome mixer tap and mains fed chrome mixer shower over with glazed shower screen. There are inset ceiling spotlights, extractor fan, full tiling to walls and floor and towel rail/radiator. A door opens to the airing cupboard housing the hot water tank, there is also plumbing for washing machine and extractor fan.

OUTSIDE

There is a share of the outside and communal space, including a decked area, there is also allocated car parking space in a secure car park.



ADDITIONAL INFORMATION

The EPC Rating is C-77 , the Council Tax Band is B and we are informed by the vendor that the property is leasehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

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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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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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