





9 Halls Court

306 Woodseats Road • Woodseats • S8 0PQ

Guide Price £145,000 - £155,000

Ideally located in a popular, convenient location in Woodseats is a 2-bedroom first floor apartment. Well-presented throughout in neutral décor, featuring modern kitchen and bathroom, pleasant woodland views to the rear, gas central heating, double glazing and allocated parking. Enters through a communal intercom entrance and stairs which rise to the first floor. The inner hallway features a storage cupboard and leads to all rooms. The front facing open plan living area is filled with natural light creating a flexible living space with adjoining kitchen. Fitted with a range of wooden wall and base units, contrasting worktops and tiled splashbacks. Integrated appliances include Hot Point oven, 4 ring gas hob, extractor and fridge freezer. There are 2 rear facing double bedrooms both presented in neutral décor and carpets featuring a pleasant woodland aspect and overlooking the communal garden. The bathroom is equipped with a 3-piece white suite, overhead shower, partially tiled with laminate floor. Externally is allocated parking for 1 vehicle plus additional visitor spaces. A landscaped communal garden offers outdoor space laid predominantly to lawn with a woodland backdrop. Halls Court is well-placed for local shops and amenities including a growing café culture, schools, recreational facilities and access links to the city centre, hospitals, universities and the Peak District. Lease 250 years from 01/01/2019. £200 pa Ground Rent Service charge is £210.00 per quarter.



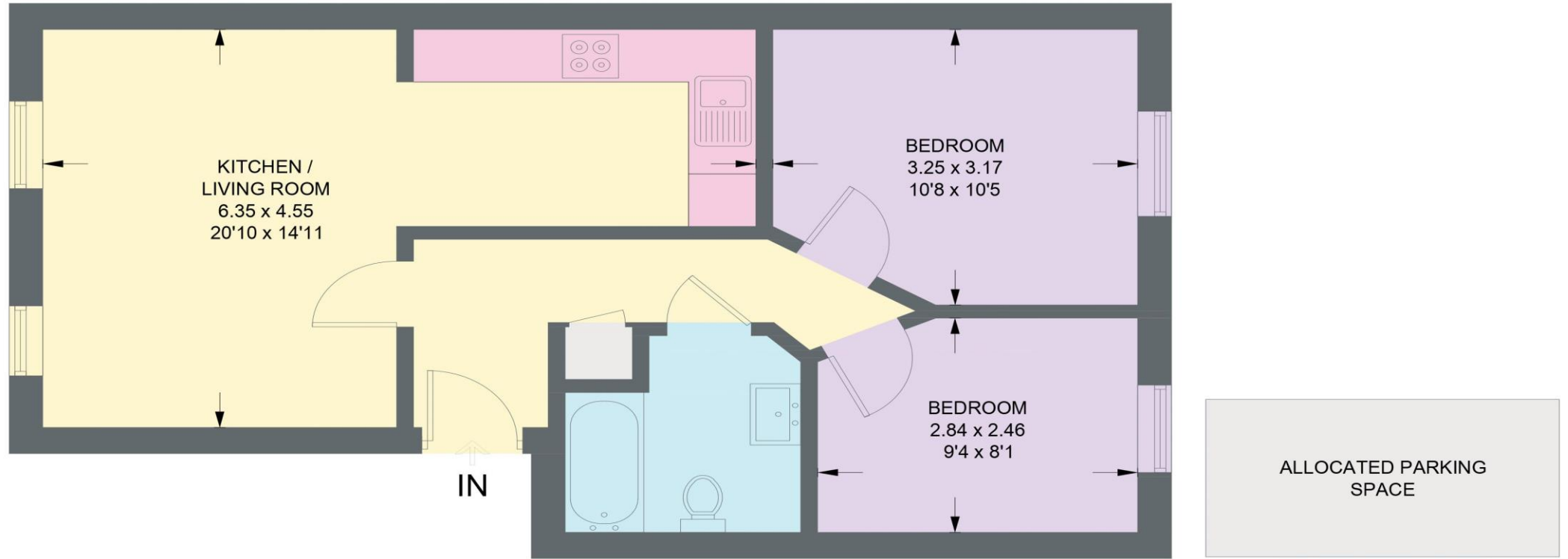
- Well Maintained First Floor Apartment
- Popular, Convenient Location in Woodseats
- 2 Bedrooms with Woodland Aspect
- Well-Presented Throughout in Neutral Décor
- Light & Airy Open Plan Living Space

- Well Maintained Communal Garden
- Allocated Parking Space
- Annual Service Charge £210.00/quarter
- Lease 250 years from 01/01/2019 - £200pa
- Council Tax Bnd A, EPC TBC



9, HALLS COURT

APPROXIMATE GROSS INTERNAL AREA = 50.6 SQ M / 545 SQ FT



FIRST FLOOR

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.