



## Acer House, Oughtibridge, S35

Asking Price £140,000

- GREAT TWO BEDROOM SECOND FLOOR APARTMENT
- DUAL ASPECT LOUNGE DINING ROOM
- AIRFLOW SYSTEM THROUGHOUT
- CLOSE TO EXCELLENT LOCAL AMENITIES
- LOVELY FAMILY BATHROOM
- COUNCIL TAX BAND B - £1,764.50 pa
- OUGHTIBRIDGE VILLAGE LOCATION
- ALLOCATED UNDER COVER PARKING
- LEASEHOLD



# Acer House, Oughtibridge, S35

**\*\* BEAUTIFULLY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT \*\*** These ever popular apartments lay in the heart of Oughtibridge Village. Close to the varied village amenities, Oughtibridge Park and transport links. Having intercom access and stairs rising to the second floor landing, leading on to just this one apartment. Benefitting from well maintained communal areas, gardens and allocated under cover parking space. With stylish decor throughout and built in airflow system, this great apartment briefly comprises of; Entrance hallway; Dual aspect lounge dining room; Kitchen; Primary bedroom with built in storage; Further good sized bedroom; Family bathroom;



Council Tax Band: B



## **COMMUNAL ENTRANCE**

From the covered porch area, buzzer to telephone intercom access ensures security to each apartment. With well maintained lobby areas and carpeted stairs rising to each floor. This apartment is the only one situated on the second floor landing.

## **ENTRANCE HALLWAY**

A solid door opens to the welcoming hallway with; Wood effect laminate flooring; Electric wall mounted heater; Ceiling light point; Telephone intercom access; Doors to both bedrooms, the family bathroom, the water tank storage area and lounge dining room;

## **LOUNGE DINING ROOM**

19' 2" x 11' 3"

This lovely dual aspect lounge dining room has; Wood effect laminate flooring; Two ceiling light points; Electric wall heater; Airflow system ceiling vents; uPVC double glazed window to the rear elevation; uPVC double glazed patio doors, with Juliet balcony to the front elevation; Internal door to the kitchen;

## **KITCHEN**

Consisting of; A good range of wood effect wall, base and drawer units; Black roll top work surfaces; Brushed steel upstands; Under unit lighting; Integrated oven and four ring hob, with extractor hood above; One and a half sink and drainer with mixer tap; Set beneath an uPVC double glazed window to the front elevation views; Space and plumbing for a washing machine and an under unit fridge; Ceiling light point; Plinth heater; Laminate flooring; Airflow ceiling vent;

## **BEDROOM ONE**

Having; Wood effect laminate flooring; Built in double doored wardrobe storage; An uPVC double glazed window to the front elevation; Wall mounted electric heater; Panelled headboard; Ceiling light point; Airflow ceiling vent;

## **BEDROOM TWO**

Currently in use as a dressing room, bedroom two has; An uPVC double glazed window to the rear elevation; Wood effect laminate flooring; Ceiling light point; Wall mounted electric heater; Airflow system ceiling vent;

## **FAMILY BATHROOM**

This recently renovated family bathroom has; 'P' shaped bath with wall mounted shower and screen door; Wc; Wash basin; Wood effect laminate flooring; Obscure double glazed uPVC window to the rear elevation; Vertical heated towel rail; Tiled walls to wet areas, with the remainder being painted; Ceiling light point; Airflow system ceiling vent;

## **ALLOCATED PARKING**

This apartment has one undercover space allocated, with ample visitor parking bays on the main road to the front of the property.

## **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a

result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.









## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 