



- RETIREMENT APARTMENT
- DOWNSIZING OPPORTUNITY
- OVER 55's
- TWO BEDROOMS

Castle Hill Court, High Street, Eckington, Sheffield, S21 4DQ

Offers In Excess Of £90,000

\*\*\*DOWNSIZING? OVER 55's RETIREMENT APARTMENT\*\*\* With the advantage of owning your own self contained apartment within this development of similar residents. The apartment is on the first floor served by a lift and has two bedrooms. Emergency alarms are installed. Located within local amenities.



## Property Description

### **SECURE ENTRANCE**

The communal entrance security door on the ground floor offers full intercom facilities and provides access to the well maintained hallways. There are stairs or the lift to the first floor where our apartment is located.

### **HALLWAY**

Your own separate entrance leads into the spacious hallway with a window overlooking the car park and providing access to bedrooms, bathroom and the lounge. There is a useful storage cupboard which houses the boiler.

### **LOUNGE/DINER**

16' 3" x 9' 10" (4.96m x 3.0m) A lovely long generous room allowing for both dining and living space. There are double UPVC doors at the end of the room which look out over the main road. There is then an opening which leads to the

### **KITCHEN**

8' 0" x 9' 11" (2.44m x 3.04m) This is fitted with a range of wall and floor mounted units in a cream shaker style with an integrated stainless steel eye level oven, a stainless steel four burner gas hob with stainless steel extractor above and wood effect work surfaces incorporating the one bowl stainless steel sink with chrome mixer tap and drainer. There is possibly enough room in here for a small table and chairs.

### **BEDROOM 1**

9' 1" x 10' 3" (2.79m x 3.14m) With a UPVC window to the front and radiator below there is also a useful storage cupboard. Access to the loft space is from this room.

### **BEDROOM 2**

7' 1" x 10' 0" (2.16m x 3.05m) A double bedroom with a UPVC window and a radiator to the wall.

### **BATHROOM**

7' 10" x 5' 6" (2.41m x 1.69m) With tiles to most of the room





there is a white bath with shower over, including a glass shower screen and a chrome grab handle. A lovely wall hung white wash hand basin with chrome mixer tap just below a recessed area providing a useful shelf where the shaver socket is located. The white wc has a concealed cistern and a chrome dual flush.

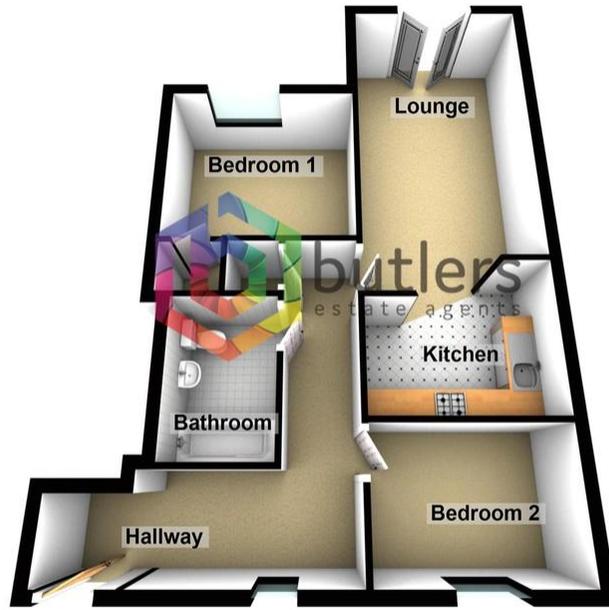
**EXTERNAL**

The car park provides off road parking.

**LEASEHOLD**

Please be aware of the lease conditions of 110 years left on the lease, last service charge was £1109 per year.

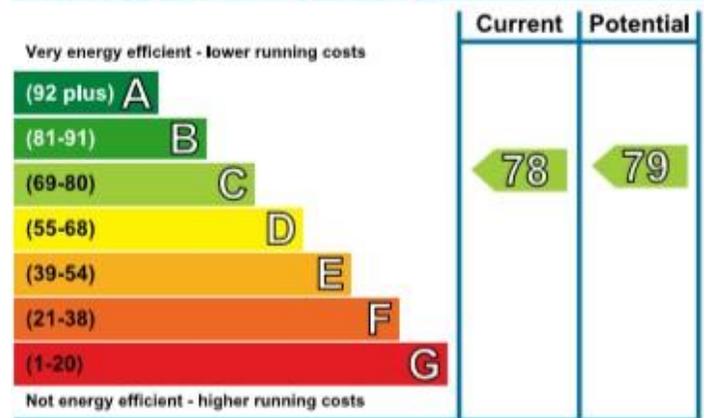
### Ground Floor



Total area: approx. 56.2 sq. metres (605.5 sq. feet)

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Plan produced using PlanUp.

### Energy Efficiency Rating



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