



James Court, Hemsworth

£60,000

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2 Bedroom Ground Floor Apartment

£60,000

- GROUND FLOOR APARTMENT WITH NO ONWARD CHAIN
- POPULAR LOCATION CLOSE TO LOCAL AMENITIES, INCLUDING SUPERMARKET, LIBRARY AND BUS STATION
- OPEN PLAN LIVING/DINING/KITCHEN
- TWO BEDROOMS
- WALL MOUNTED ELECTRIC HEATERS
- OFF ROAD PARKING
- COUNCIL TAX BAND A / EPC BAND C
- LEASEHOLD

Offered for sale is this TWO BEDROOM GROUND FLOOR flat. This property is an excellent opportunity for first-time buyers, buy-to-let investors, or those looking to downsize.

The flat features an open-plan kitchen and living space, house bathroom and two good sized bedrooms. There is off road parking located at the rear.

Location is key and this property is situated close to a wealth of local amenities, including shops and services, ensuring that everything you need is just a short distance away.

This property is one not to miss. Early viewing is highly recommended!



Communal entrance

The door to the block opens into a communal entrance, with post boxes. Stairs leading to the first and second floors. Hallway leading around to this ground floor property.

Hallway

The main entrance to the flat opens into a hallway which provides access to the two bedrooms, bathroom and into the open plan living room/dining/kitchen area. There is a storage cupboard which houses the hot water cylinder.

Living/Diner

With UPVC double glazed window to the front elevation. Open to the kitchen area.

Kitchen

With UPVC double glazed window to the front elevation. The kitchen comprises of base and wall cupboards, wood effect

lamine worktop with matching upstand, stainless steel sink with drainer and matching tap, inset electric hob, built under oven and extractor fan.

Bathroom

The bathroom has a white suite, comprising toilet, sink and bath with shower over.

Bedroom

With UPVC double glazed window to the front elevation.

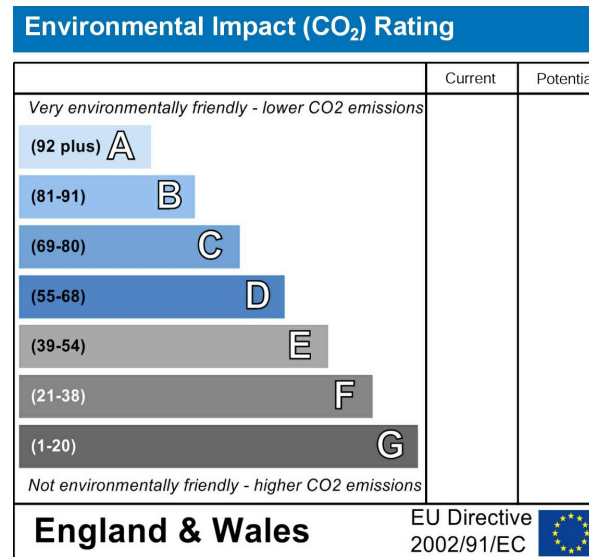
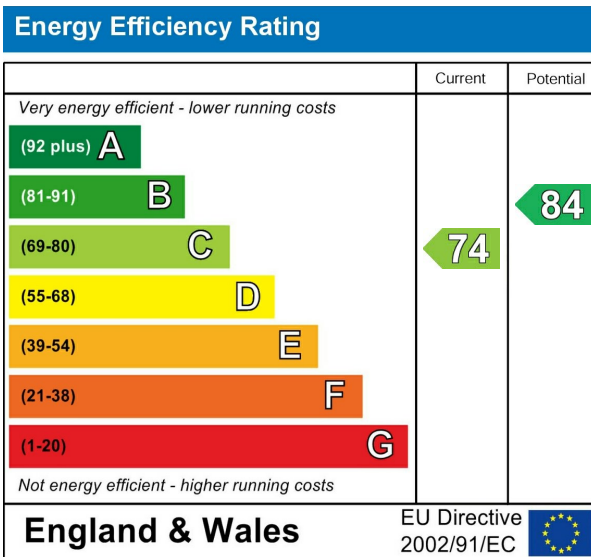
Bedroom

A further bedroom with UPVC double glazed window to the front elevation.

Outside

Off road parking, unallocated.







Approximate total area⁽¹⁾
634 ft²
58.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

