



## 2 bed apartment to buy in S73

Town Lands Close, Wombwell, Barnsley,  
South Yorkshire, S73 0BQ

**£59,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Bedroom Apartment with Allocated Parking
- ✓ Spacious Living Area
- ✓ Ideal First Time Buyer Home
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

We are pleased to offer for sale this well-proportioned two-bedroom apartment on the second floor ideal for first-time buyers, downsizers or investors.

The property features a spacious lounge, fitted kitchen, two good-sized bedrooms and a family bathroom, all accessed from a central entrance hall for a practical layout.

Situated in a popular residential area of Wombwell, close to local amenities, schools and transport links, this property offers comfortable living with excellent potential.

Early viewing recommended.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 133

Annual Ground Rent Amount: £95.00

Annual Service Charge Amount: £1,298.00

Price: Starting Bid £59,000

Property Type: Apartment

Parking: Allocated

Year built: 2005

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

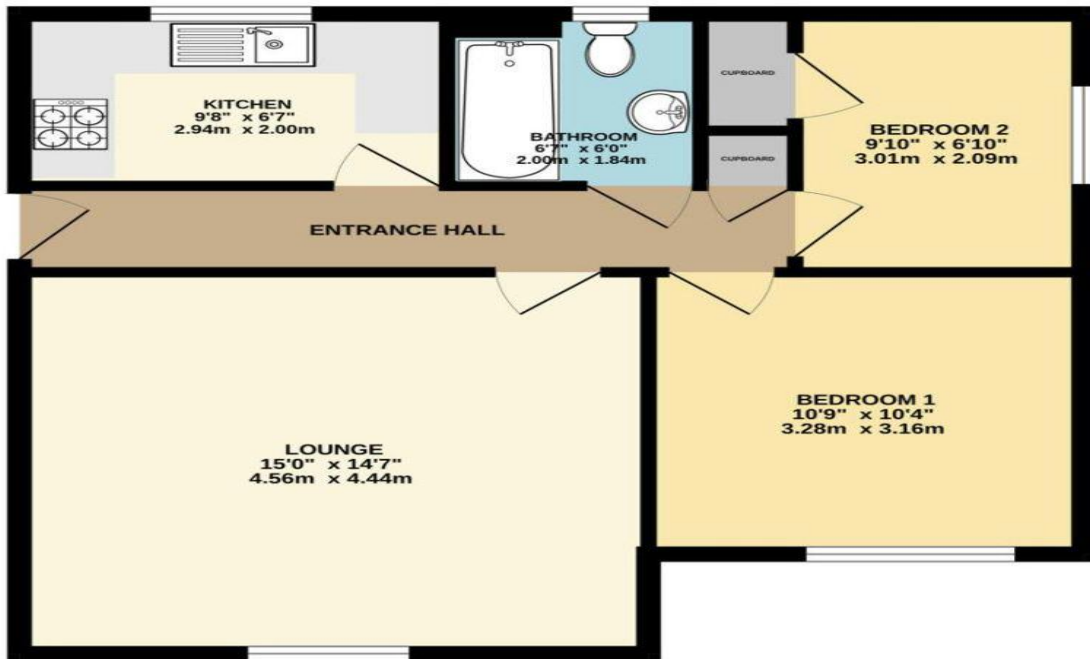
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Town Lands Close, Wombwell, Barnsley, South Yorkshire, S73 0BQ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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