

- **One bedroom first floor flat**
- **Sought after residential area**
- **Single garage to rear**
- **Cosmetic upgrading needed**
- **Potential for investment or owner occupation**

First Floor

Reception Hallway

Living Room 4.73m × 3.01m

Kitchen 1.57m × 1.92m with a range of modern units and built-in oven, hob and extractor also fridge/freezer included

Inner Lobby

Airing Cupboard

Bedroom One 3.56m × 3.10m

Bathroom/WC 1.81m × 1.59m with white suite and shower

Outside

The property stands in communal gardens with driveway and single garage to rear

Service Charge

A Service Charge is payable quarterly in advance and amounts to £102.50 per quarter

Tenure

The tenure of the property is leasehold at a ground rent of £12.50 payable twice yearly

SOLICITORS Wake Smith & Tofields, 68 Clarkehouse Road, Sheffield S10 2LJ (Ref: Mrs Rachael Flintoft)

VIEWING Saturdays 30th June, 7th, 14th & 21st July at 12.30pm prompt. Thursdays 5th, 12th & 19th July at 12.30pm prompt

