

# 14 Flat D & Ground Rent to Flats A, B & C, 8 Fox Hill Close, Sheffield S6 1FS

\*GUIDE PRICE £40,000

FLAT AND GROUND RENTS

- Modern 2 bed first floor flat
- Well appointed and ready for occupation
- Central heating and Upvc window
- Allocated car parking
- Ground rent income from adjoining 3 flats of £150pa
- Potential for own occupation or letting

## Ground Floor

Communal Entrance with staircase to:

## First Floor

Landing

Airing Cupboard with central heating boiler

Reception Hall

Living Room 2.70m x 4.64m with dormer to the front

Open-plan Kitchen 2.06m x 2.55m with Velux window and modern units

Rear Bedroom One 2.76m x 3.18m overall with rear facing dormer and built-in wardrobes

Rear Bedroom Two 2.15m x 3.03m with rear facing dormer

Bathroom/WC with white suite and shower

## Outside

Allocated car parking space

## Tenure

The sale is for the Freehold interest subject to 200 year leases on the adjoining three flats from 15th September 2006 at ground rents of £50pa each. Section 5 Notices under the Landlord and Tenant Act 1987 were served on the 16th June 2017.

## EPC Rating

A full copy of the EPC will be available to view via our website

## VIEWING Mondays 25th

September, 2nd & 9th October at 10.45am prompt

Wednesdays 27th September, 4th & 11th October at 10.45am prompt

**SOLICITORS** Irwin Mitchell LLP 2 Wellington Place Leeds LS1 4BZ



ON INSTRUCTIONS FROM  
THE RECEIVERS