

17 93 Park Grange Croft, Sheffield S2 3QJ

***GUIDE PRICE £60,000–£70,000**

I VACANT FLAT

- **Two bedroom ground floor flat**
- **In need of general improvement**
- **Potential for owner occupation or investment**
- **Single garage**
- **Within easy reach of city centre facilities**

Ground Floor

Communal Entrance Hall
 Reception Hall
 Large Walk-in Airing Cupboard / Store
 Sitting Room 3.61m x 4.93m
 Kitchen 3.35m x 2.09m
 Bedroom One 3.34m x 3.85m
 Bedroom Two 3.33m x 3.12m
 Bathroom / WC

Outside

Communal gardens
 Single garage to rear (third from the right)

Tenure

The property is leasehold for 200 years from 29 September 1972 at an annual ground rent of £25

Service Charge

The service charge to Omnia Estates for the quarter to 30 September 2017 was £336.75

EPC Rating

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



VIEWING

By appointment with the Auctioneers 0114 276 0151

SOLICITORS

Wake Smith Solicitors Limited No. 1 Velocity 2 Tenter Street Sheffield S1 4BY