

25 148 Margate Drive, Sheffield, South Yorkshire S4 8FH

GUIDE PRICE £28,000*

VACANT FLAT

- **Good size 2 bedroom second floor flat**
- **In need of complete modernisation**
- **Far reaching views to the rear**
- **Convenient for Northern General Hospital & Meadowhall**
- **Comprises lounge/dining room, kitchen, 2 bedrooms, box room & bathroom**
- **Of interest to investors & builders**

Ground Floor

Communal Entrance Hall with Staircase to Second Floor
Entrance Hallway
Lounge/Dining Room 6.09m × 2.18m opening to 3.63m
Kitchen 3.32m × 1.89m
Bedroom One 3.66m × 2.96m
Bedroom Two 2.56m × 3.01m
Box Room 1.78m × 1.89m
Bathroom/WC 2.41m × 1.98m

Outside

Communal Gardens

Lease Details

The property is leasehold with a remainder of the 125 year lease at £10pa ground rent

Service Charge

The service charge for last year is understood to be £146

EPC Rating C

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

VIEWING

Strictly by appointment with the auctioneers
01142760151
reception@markjenkinson.co.uk

SOLICITORS

Taylor & Emmet LLP, 20 Arundel Gate, Sheffield S1 2PP

