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Staniforth Road, Darnall, Sheffield, S9 3FX **BELVOIR!**

Offers in excess of £90,000



## Key Features

- > Two Bedroom Apartment
  - > Ground Floor
  - > Allocated Parking
- > Vacant Possession & No Chain
  - > Potential Rental Income £700 per month
  - > EPC Rating C
  - > Tenure: Leasehold

Belvoir Sheffield are pleased to bring to the market this two-bedroom ground floor apartment with allocated parking space located in Darnall.

The apartment has vacant possession and no chain and would make an ideal first time buy or investment property with potential rental income of £700 per month.

\*Early viewing is advised\*



The apartment in brief comprises of spacious entrance hallway with two large storage cupboards one of which is housing the washing machine, a large open plan living room / kitchen area which has patio doors leading to a shared grass area. The kitchen has a good range of wall and base units with integrated oven, hob and extract fan. There is a freestanding dishwasher and fridge freezer which can also be included in the sale. There are two good size double bedrooms with bedroom one having patio doors which can be used to access the rear car park and also allowing in lots of natural light. The family four-piece bathroom consists of a bath, a separate enclosed shower, a sink and W.C.

The apartment comes with allocated parking and is ideally located being within walking distance to many local amenities, has fantastic transport links and is just 3 miles from Meadowhall shopping centre and 4 miles from the Sheffield city centre.

**Important Information:** The leaseholders of the flats own the company that owns the freehold which means there is no Ground Rent payable. The owners are all Directors of the Management Company that owns the freehold. Please contact Belvoir if you require any further clarification on this.

**Additional Information:** \*Lease end date 10/06/2214 (190 years remain) \*Service Charge £1,200 Per annum \*Annual Ground Rent £0 \*Council Tax Band A \*As advised by Vendors

**Disclaimers and Advice:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Contact us today to arrange a viewing...

# BELVOIR!

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