



8 Hallam Chase, 64 Endcliffe Vale Road, Endcliffe, Sheffield, S10 3EW

Saxton Mee

# 8 Hallam Chase, 64 Endcliffe

## Endcliffe

Offers Around

**£120,000**

**\*\* NO CHAIN AND CONTENTS INCLUDED \*\*** Ideal for a first time buyer, investor landlord or those looking for a bolt hole is this excellent first floor studio apartment located in this first class location close to the award-winning Botanical Gardens and nearby Endcliffe Park.

The property has recently undergone a scheme of upgrading by the current owners, including new carpets, new bathroom and re-decoration, as well as a new hot water system.

The accommodation comprises: Entrance hallway with intercom system. Modern shower room with walk in shower, W.C and wash hand basin. Studio bedroom/lounge with fitted wardrobes and storage with a useful pull out double bed installed. Space for a sofa and TV point. Separate fitted kitchen having a range of brand new appliances (to be included in the sale) such as a washing machine, fridge/freezer, cooker, electric hob and extractor hood over.

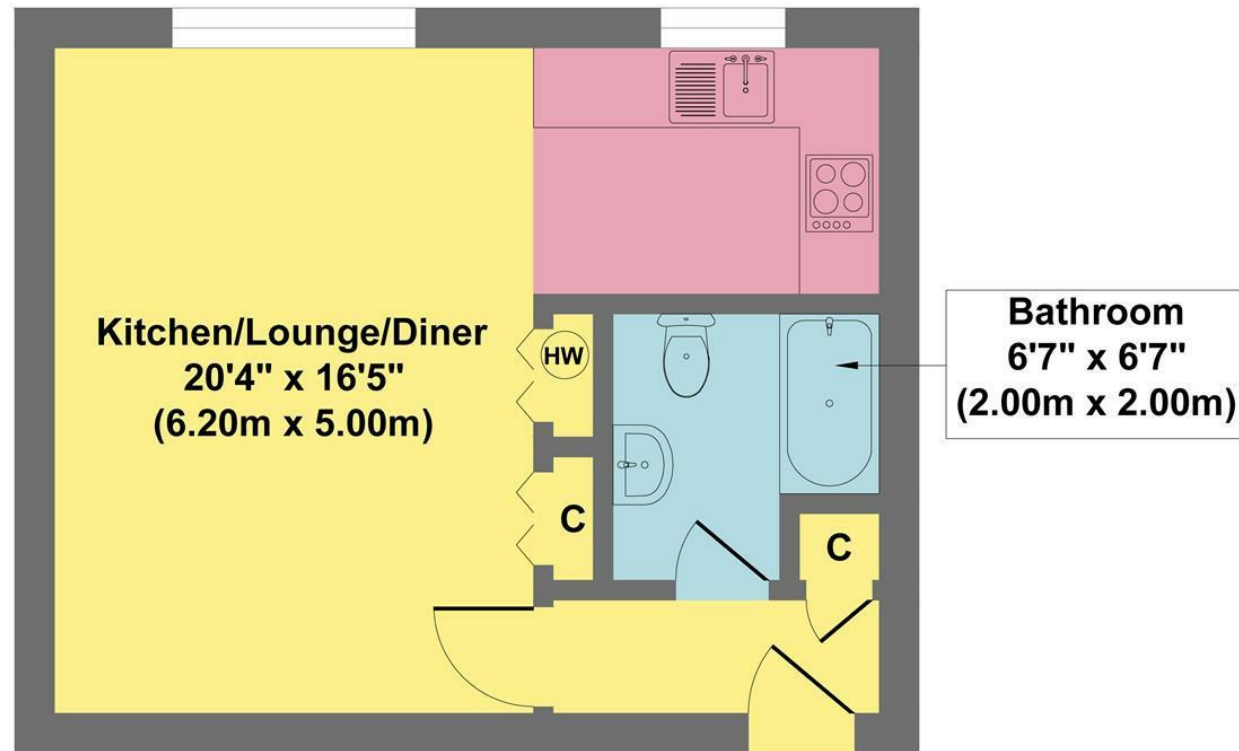
Outside there is ample on site residents parking and beautifully maintained communal grounds for residents to enjoy.



- No Onward Chain And Including Contents
- First Class Location Close To Amenities
- A Short Walk From Endcliffe Park And The Botanical Gardens
- Ideal First Home Or Investment Property
- Brand New Shower Room
- Fitted Kitchen With Appliances Included In the Sale
- EPC Rating D
- Council Tax Band A
- Leasehold Term 300 Years From 25th December 1987 With Service Charge, Ground Rent And Water £109.00 Per Month
- Viewing Via Banner Cross Office



# Hallam Chase



**Approximate Floor Area**  
**334 sq.ft**  
**(31.00 sq.m.)**

**Approx. Gross Internal Floor Area 334 sq.ft / 31.00 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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