



33, Coopers House, 211 Ecclesall Road, Ecclesall, Sheffield, S11 8HF

Saxton Mee



# 33, Coopers House, Ecclesall

Asking Price

## £165,000

Offered for sale with NO CHAIN and IMMEDIATE VACANT POSSESSION is this well presented, two double bedroom and two bathroom second floor apartment in the popular development at Coopers House in S11. Ideal for owner occupiers and investors.

The accommodation comprises: entrance hallway with cloakroom storage. Large open plan kitchen, living and dining area having a range of modern white units with work surface above. Integrated fridge/freezer, washing machine, cooker and electric hob. Two double bedrooms, the master benefiting from an en suite shower room. The main bathroom comprises a full suite of bath and shower over, wash hand basin and W.C.

The property benefits from an allocated under croft parking space close by and a balcony offering ample space to sit out and entertain guests, as well as lift access to all floors.

Highly desirable location on Ecclesall Road in walking distance of all the cafes, restaurants and wine bars and also Sheffield Town Centre.

Leasehold: 150 years from 2003. Ground rent £150 per annum. Service charge £2000 per annum.



- No Onward Chain
- Balcony Off The Lounge
- Modern Fitted Kitchen
- Under Croft Parking Space
- Two Double Bedrooms
- Master Bedroom With En Suite
- Ideal For An Investor Or Owner Occupier
- Council Tax Band C
- EPC Rating B
- Viewing Via Banner Cross Office







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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