



Bramall Lane, Sheffield

welcome to

Bramall Lane, Sheffield

****GUIDE PRICE £120,000 - £130,000**** Presenting an amazing opportunity to acquire a two-bedroom apartment within a popular postcode. Offering beautiful living accommodation throughout this property also has an allocated space in the underground car park. Close to local amenities and transport links.



Discover a wonderful opportunity to acquire this charming two-bedroom apartment, located on the fourth floor in a highly commutable area near Sheffield City Centre. The property accommodated an open-plan lounge and dining area, complemented by a separate modern kitchen equipped with integrated appliances. The entrance hallway leads to the primary bedroom and a newly updated ensuite. This property benefits from a corner plot position, ensuring an abundance of natural light. This beautifully presented apartment boasts stylish décor and generous living space, all within close proximity to local amenities, including shops, bars, and restaurants. Additionally, there is an allocated parking space located in the underground car park and a communal garden.

Please note the service charge includes the building insurance, water rates, an onsite care taker, underground carpark and garden management.

Entrance Hall

Lounge

14' 10" x 13' 4" (4.52m x 4.06m)

Kitchen

10' 10" maximum x 5' 10" maximum (3.30m maximum x 1.78m maximum)

Bedroom One

11' 3" maximum x 13' 6" maximum (3.43m maximum x 4.11m maximum)

En-Suite

Bedroom Two

8' 7" maximum x 11' 4" maximum (2.62m maximum x 3.45m maximum)

Bathroom

Parking



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Bramall Lane, Sheffield

- **GUIDE PRICE £120,000 - £130,000**
- TWO BEDROOM APARTMENT
- LOCATED IN THE POPULAR S2 POSTCODE
- MASTER BEDROOM WITH MODERN EN-SUITE
- CORNER PLOT APARTMENT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SBC106893](https://www.williamhbrown.co.uk/Property/SBC106893)



Property Ref:
SBC106893 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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