



Rockingham Lane, Sheffield

- FIRST FLOOR ONE BEDROOM APARTMENT
- MODERN APARTMENT
- JUST OFF WEST STREET
- EPC RATING D
- CENTRAL HEATING
- DOUBLE GLAZING
- MEZZANINE BEDROOM

£95,000



Tenure: Leasehold

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Rockingham Lane, Sheffield

DESCRIPTION

*****CASH BUYERS ONLY***** Hunters Crookes are pleased to market this spacious one bedroom apartment situated in the City Centre, with access to a range of amenities including shops, bars, cafes and restaurants together with excellent public transport links including the Supertram Network. The apartment is on the first floor and has stair access from the ground floor main entrance. The accommodation briefly comprises: Entrance lobby with door to WC with wash basin. The room opens up to the living area having wooden effect flooring, to one end having modern fitted kitchen with appliances. A spiral staircase rises to the excellent bedroom. Door opens to the bathroom having shower over bath. Communal enclosed gardens to the rear with seating area.

GENERAL REMARKS

TENURE

The property is Leasehold with an unexpired term of 200 years from 2008 and a ground rent of £150 per annum. The Service Charges is £312.80 per quarter.

We are awaiting information from the Freeholder and Management Company regarding the review periods.

RATING ASSESSMENT

We are advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

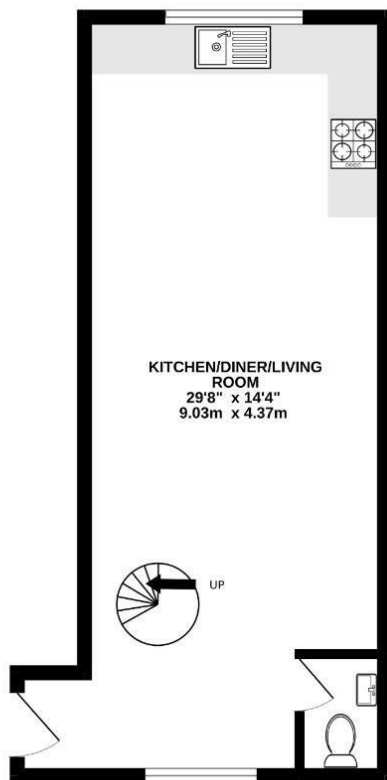
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

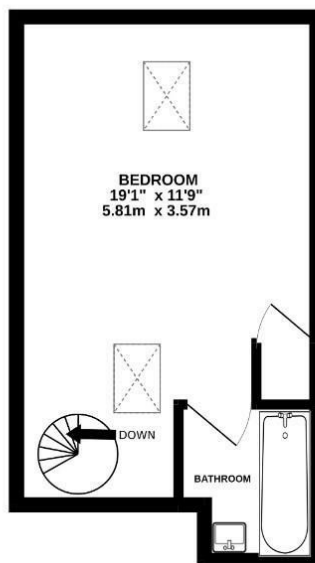
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT



GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropro 6/2022

Viewing

Please contact our Hunters Sheffield - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

208 Crookes, Sheffield, S10 1TG

Tel: 0114 266 6626 Email:

sheffieldcrookes@hunters.com <https://www.hunters.com>



Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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