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28 Ranmoor View Fulwood Road, Sheffield, S10 3GG

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Guide Price £110,000

Hunters Crookes are pleased to market this spacious two bedroom apartment which requires a full scheme of modernisation. Offering NO ONWARD CHAIN, this ground floor accommodation is situated in the popular district of Ranmoor with access to public transport links and local amenities. Enter via the main door into the secure communal lobby. Entrance into the hallway with doors leading the all other rooms. Living room, kitchen, bathroom and two double bedrooms. Communal parking area and well-kept communal grounds.

#### GENERAL REMARKS

#### TENURE

This property is Leasehold with approximately 79 years remaining.

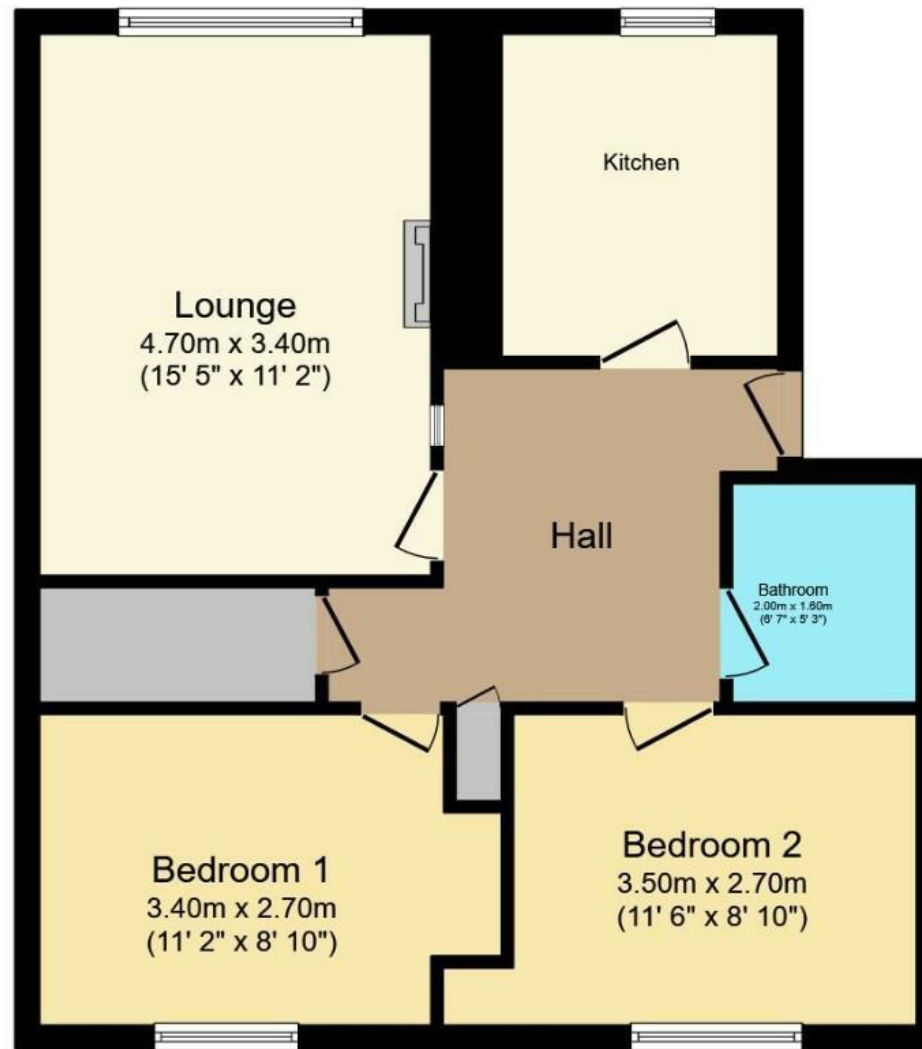
#### SERVICE CHARGE

There is a service charge payable of £136.91 per month inclusive of ground rent.

#### RATING ASSESSMENT

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

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Total floor area 60.8 m<sup>2</sup> (654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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. 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

