



Fitzwilliam Court, Bartin Close, , Sheffield, S11 9GE

- TWO DOUBLE BEDROOMS
- ON SITE MANAGER
- OVER 800 SQ. FT.
- NO ONWARD CHAIN
- COMMUNAL LIVING ROOM
- 'L' SHAPED LIVING AREA
- LIFT ACCESS
- ENERGY PERFORMANCE RATING E

Asking Price £180,000



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DESCRIPTION

Hunters are pleased to market this over 60's independent living, two double bedroom, fifth floor penthouse with access from the third level, the apartment is located in the highly popular area of Ecclesall. The apartment is well located with access to local shops and transport links to the city centre and is available with no onward chain briefly comprises; communal entrance hall, lift access to the fifth floor, private entrance hall having a phone for the door porter system and built in cupboard. The 'L' shaped living room has a feature fire place to the living area flowing through to a dining area. A separate kitchen off the living room has a range of wall and base units. The two double bedrooms has built in wardrobes and there is a shower room with double cubicle.

The development has a communal living room, fully equipped laundry room and a guest suite.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 125 years from Feb 2005 at a ground rent of £460 per annum.

SERVICE CHARGE

There is a service charge payable of £5560.86 per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

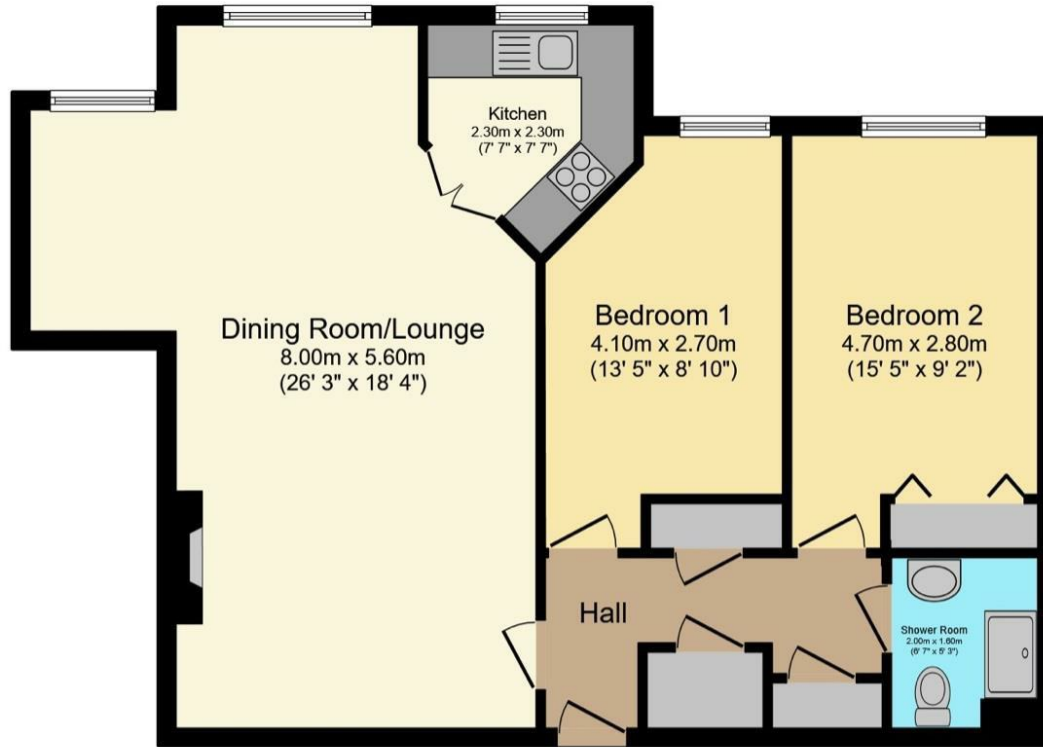
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.**







Total floor area 76.8 sq.m. (826 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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Viewings

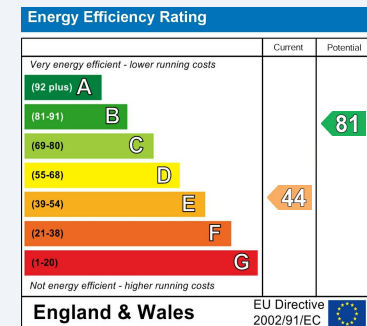
Please contact sheffieldwoodseats@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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