



## Ranulf Court, , Sheffield, South Yorkshire, S7 2PZ

- ONE BEDROOM
- MODERN SHOWER ROOM
- NO ONWARD CHAIN
- COMMUNAL ROOM SHARED BY THE RESIDENCE
- FITTED KITCHEN
- NEUTRALLY DECORATED
- COMMUNAL CAR PARK
- ENERGY PERFORMANCE RATING C

**Offers In Excess Of £100,000**



# Ranulf Court, , Sheffield, South Yorkshire, S7 2PZ

## DESCRIPTION

GUIDE PRICE £115,000 - £125,000

Hunters Woodseats are delighted to market this one bedroom top floor apartment situated within this over 60's development with on site manager, residential lounge and guest suite.

The top floor apartment is situated to the rear of the building which can be accessed by both stairs and lift briefly comprises; private entrance hall with built in airing cupboard, living room and a separate fitted kitchen. The bedroom has a range of built in furniture including wardrobes and drawers together with the separate tiled shower room.

The property is available with no onward chain and early completion.

## GENERAL REMARKS

### TENURE

The property is leasehold with 100 years left at a ground rent of £519 per annum and an annual service charge of £4,344.00

### RATING ASSESSMENT

We are verbally 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.

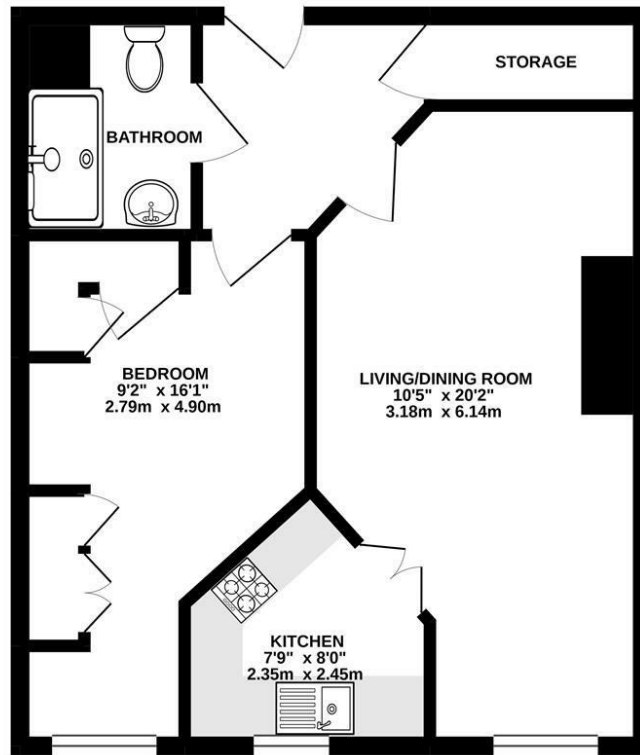
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**







438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 438 sq.ft. (40.7 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.  
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**Viewings**

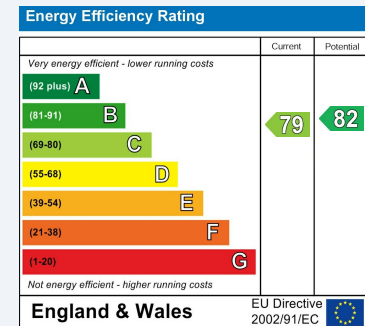
Please contact [sheffieldwoodseats@hunters.com](mailto:sheffieldwoodseats@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



764 Chesterfield Road, Woodseats, S8 0SE  
 Tel: 0114 258 0111 Email: [sheffieldwoodseats@hunters.com](mailto:sheffieldwoodseats@hunters.com) <https://www.hunters.com>

