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Flat 7 Westhouse Norton Lees Road, Norton Lees, Sheffield,  
S8 9BZ

# Flat 7 Westhouse Norton Lees Road, Norton Lees, Sheffield, S8 9BZ

## £90,000

Welcome to this charming one-bedroom ground floor flat located on the edge of Meersbrook Park in Sheffield. This purpose-built flat, offers a cosy and inviting living space perfect for investment, single person or a couple.

As you step inside, you are greeted by an entrance lobby with built in storage and a well-proportioned reception room which has a recess for the fitted kitchen. There white bathroom suite centrally whilst the flat itself is electrically heated.

The bedroom features wardrobes, offering ample storage space for your belongings, keeping the flat clutter-free and organised. Additionally, the communal grounds, including gardens and a car park, provide a lovely outdoor area to enjoy some fresh air and greenery.

Conveniently, this property comes with no onward chain, making the buying process smoother and quicker for you. Don't miss out on the opportunity to own this lovely flat in a desirable location. Contact us today to arrange a viewing and make this flat your new home in Sheffield!

### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 200 years from 29th September 1967 at a ground rent of £12 per annum.

#### SERVICE CHARGE

There is a service charge payable of £850 per annum.

#### RATING ASSESSMENT

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

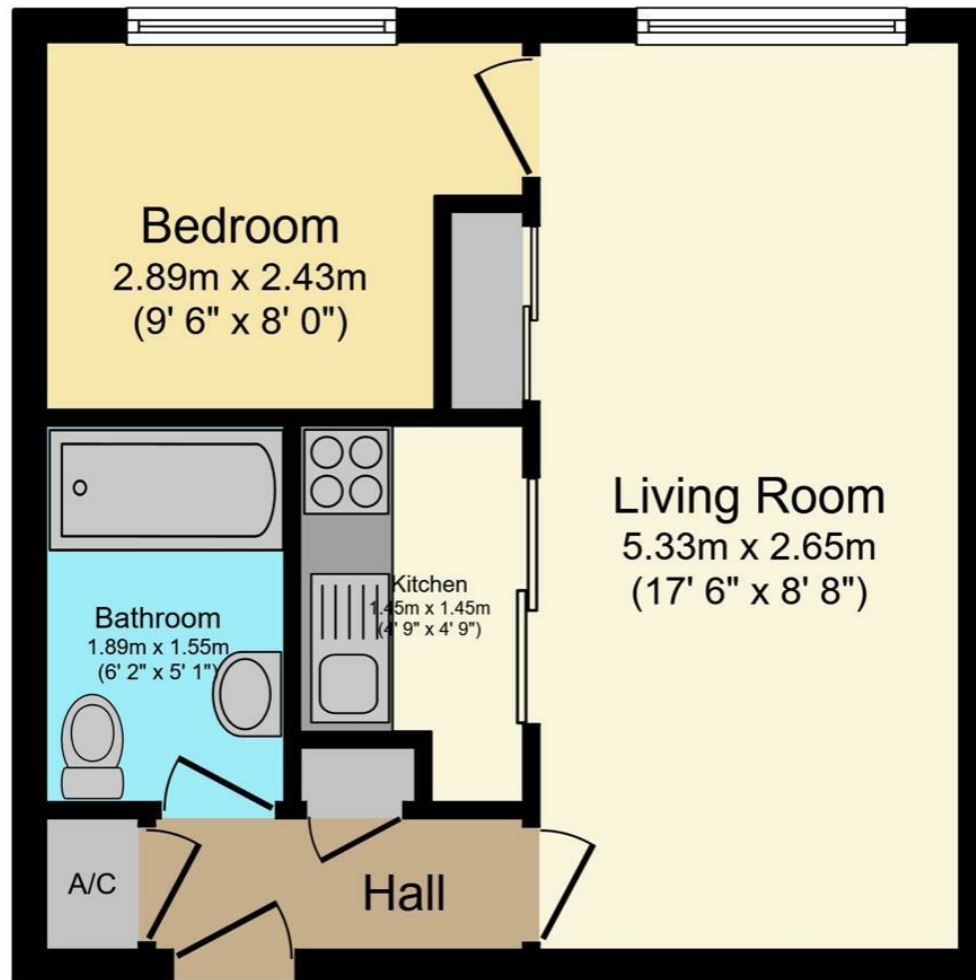
#### VACANT POSSESSION

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.**

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Total floor area 34.9 m<sup>2</sup> (376 sq.ft.) approx


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		66	80
England & Wales		EU Directive 2002/91/EC	

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

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(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.



