





Apart 4 No.82

Lavender Way • Wincobank • S5 6DH

Guide Price £110,000 - £120,000

Immaculately presented second floor, 2 double bedroom apartment built in 2016, located in Sheffield S5. Benefits from secure intercom entry, light and airy open plan living space, 2 double bedrooms, modern kitchen and bathroom, plus two allocated parking spaces. Communal secure intercom entry with stairs leads to the second-floor private entrance. The apartment comprises of 2 double bedrooms with a woodland outlook presented in neutral tones and carpets, one featuring built in matte white wardrobes. The L shaped open plan living space is filled with natural light, presented in neutral tones. The kitchen is fitted with white gloss fronted units, marble effect worktops and an array of integrated Indesit appliances including washer/dryer, dishwasher, fridge freezer, oven, electric hob and extractor. There is a pleasant woodland aspect to the rear. The ideal combination boiler is wall mounted concealed within a wall unit. Externally are 2 allocated parking spaces and a communal bike store. The development is ideally located for easy access to Sheffield city centre, nearby local amenities, Meadowhall Shopping Centre and Northern General Hospital, transport links to both Sheffield and the M1.



- Second Floor Apartment in Wincobank

- 2 Double Bedrooms

- Built in 2016, Owned From New

- Light & Airy Open Plan Living Space

- Modern Kitchen with Integrated Appliances

- Secure Intercom Entry

- 2 Allocated parking Spaces & Bike Store

- Annual Service Charge for 2024 is £1,490 pa

- Leasehold 238 yrs Remaining, Annual GR £195

- Council Tax band A, EPC Rating C



APARTMENT 4, LAVENDER WAY

APPROXIMATE GROSS INTERNAL AREA = 56.2 SQ M / 605 SQ FT

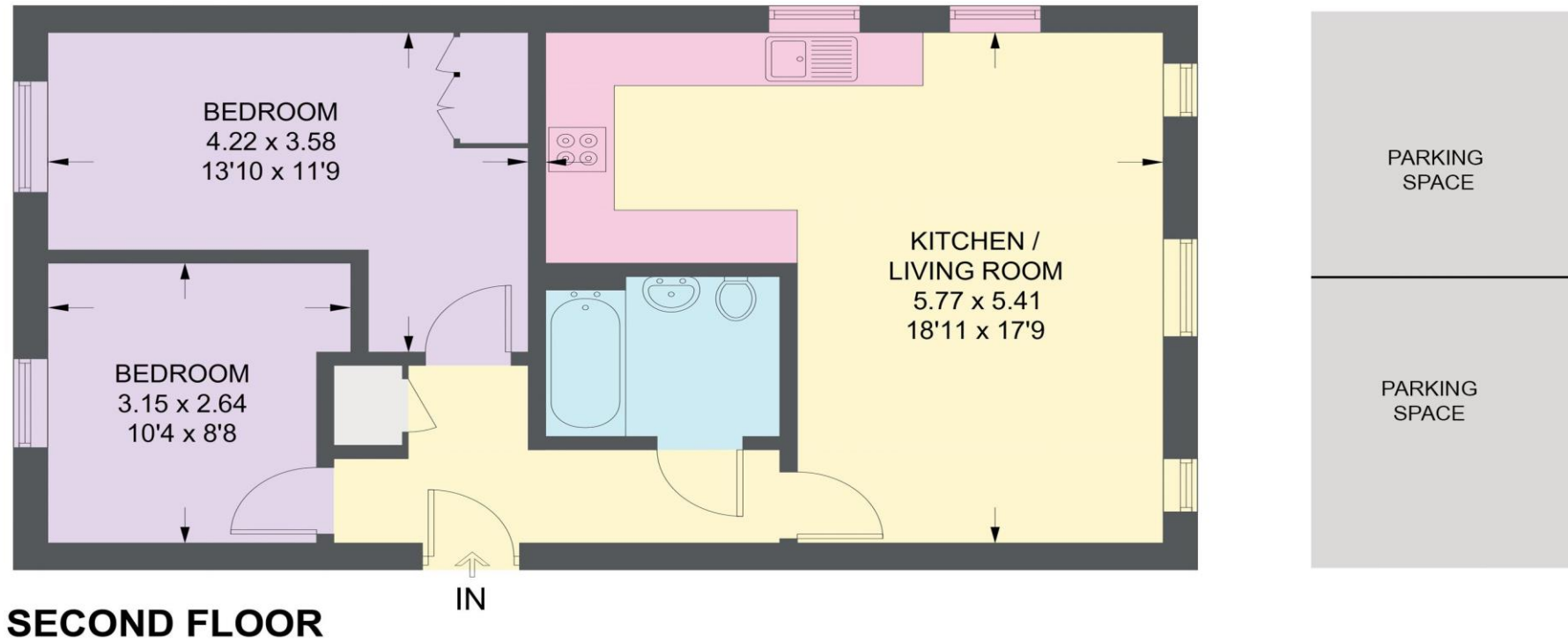


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.