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HAPPY
Asparagus

44 Parkview

14 Fitzalan Road • Sheffield • S13 9AW

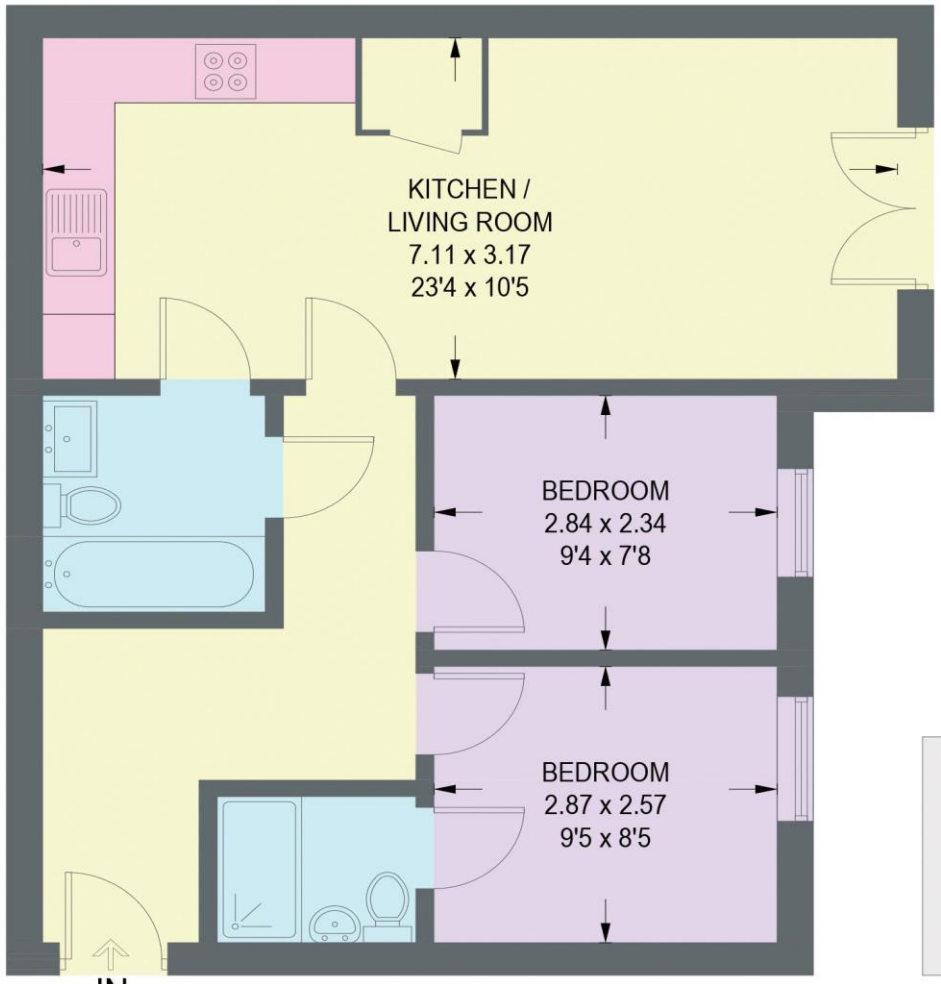
Guide Price £130,000 - £140,000

A modern 2 double bedroom second floor apartment, stylishly presented throughout located in a convenient position beside Handsworth Park, S13. Built in 2019 this development offers beautiful accommodation which benefits from a allocated parking and excellent transport link to to the city centre. Available with no onward chain. Enters through a secure intercom communal door with stairs rising to a private entrance on the second floor. The entrance hall is presented in modern grey tones creating a great first impression leading through to an open plan living area complemented by Juliette balcony filling the space with natural light. A flexible living / dining area is styled in modern tones and wood effect floor. The kitchen is fitted with a range of modern gloss white units and contrasting tiled splashbacks including integrated oven, hob, dishwasher, washing machine and fridge freezer. There are 2 front facing beautifully presented double bedrooms , the larger size complete with partially tiled ensuite shower room. The bathroom is equipped with 3 piece white suite, built in TV, partially tiled and heated towel rail. Fitzalan Road occupies a convenient position with access to local shops, schools, public transport and excellent access to Sheffield City Centre and the motorway network. Lease 125yrs Jan 2018 GR is £110 p.a Annual SC £1,122 p.a -Blue Property Management EPC Rating B

- Modern 2nd Floor Apartment Built in 2019
- 2 Double Bedrooms
- Stylishly Presented Throughout
- Modern Kitchen with Integrated Appliances
- Open Plan Living & Juliette Balcony
- Allocated Parking Space
- Excellent Transport Links to City Centre
- Annual SC £1,122 p.a -Blue Property Management
- Lease 125yrs Jan 2018 GR is £110 p.a
- EPC Rating B, Council Tax Band TBC

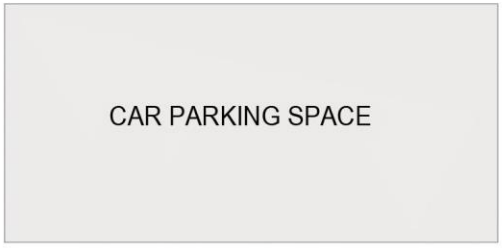
44 PARK VIEW

APPROXIMATE GROSS INTERNAL AREA = 54.4 SQ M / 585 SQ FT



IN

SECOND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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.

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