



## 28 Lambrell Avenue

Kiveton Park, Sheffield, S26 5NS

**Guide price £120,000**



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GUIDE PRICE £120,000-£130,000

**NO CHAIN!** This two bedroom apartment situated in Kiverton Park is ideal for a first time buyer. Including, two bedrooms, bathroom, open plan lounge diner, kitchen and allocated parking.

Close by are local schools, restaurants and supermarkets. You can enjoy Rother Valley Country Park and Gulliver's Kingdom. The train station is also near for transport links to Sheffield. Call today for more information.

LEASEHOLD - 983 YEARS LEFT - £100 ANNUALLY  
GROUND RENT  
MAINTENANCE CHARGE £97 PER MONTH

### Entrance Hallway

External door from the lobby into the hallway. Doors into the bedrooms, lounge and bathroom.

### Bedroom One

Space for a double bed and wardrobes. Window.

### Bedroom Two

Space for a double bed and wardrobes. Window.

### Bathroom

WC, pedestal sink, bath and separate shower cubicle.

### Lounge

Open plan space with two windows. Leads onto the kitchen dining area.

### Dining Kitchen

Wall and base units with space for fridge freezer, washing machine, oven, hob with extractor fan and sink with drainer. Window.

Space for a dining table and chairs.

### Exterior

There is a communal lawn area in front of the apartments. The allocated parking is in the car park.



## Road Map



## Hybrid Map



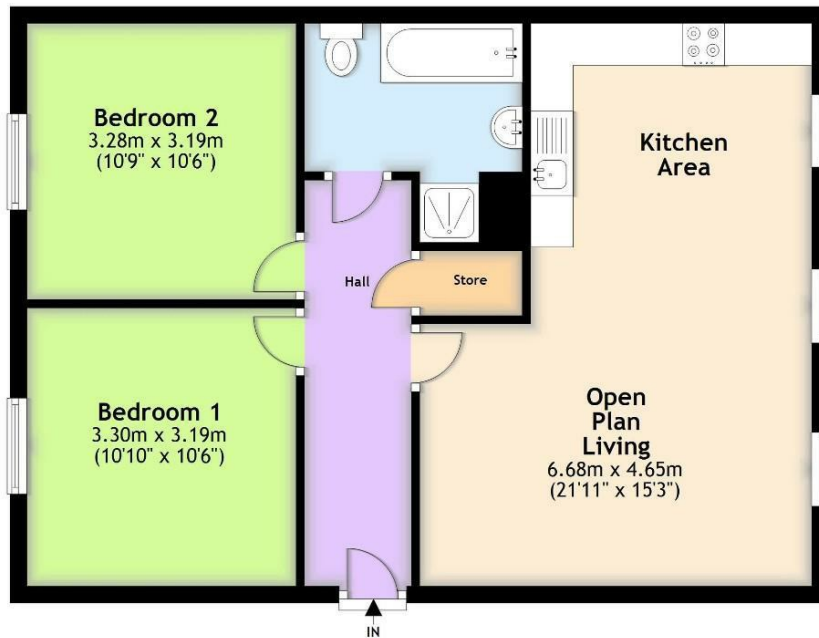
## Terrain Map



## Floor Plan

### Ground Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



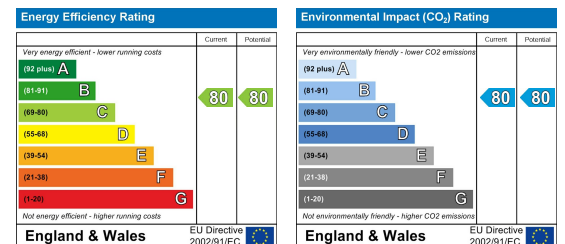
Total area: approx. 62.1 sq. metres (668.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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