

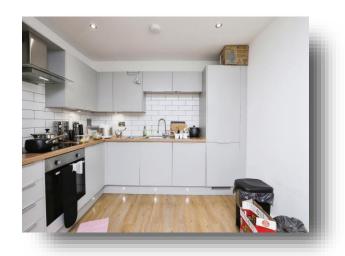


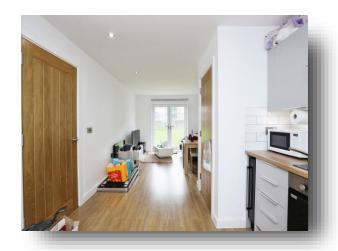


welcome to

Parkview Fitzalan Road, Sheffield

GUIDE PRICE £140,000-£150,000 Located in this favourable area is this two bedroom ground floor apartment which is worthy of an inspection. Having great access to local amenities and Motorway Links this is defiantly worth a look.













Secured Communal Entrance

Having a secured communal entrance.

Entrance Hall

Having an entrance door and laminate flooring.

Living/Dining/Kitchen

23' 9" x 10' 3" (7.24m x 3.12m)

Having a range of modern style wall and base units, electric oven and hob with extractor above. Integrated fridge and freezer and washing machine. Sink unit with rolled edge work surfaces and tiled splash backs. Spot lights, laminate flooring and french doors leading out to a ramp. Electric heater.

Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Partial tiling to the walls, heated towel rail.

Bedroom One

11' 5" x 9' 6" (3.48m x 2.90m)

Double glazed window, spot lights and electric heater.

En-Suite

Walk in shower, wc and wash hand basin. Partial tiling to the walls and heated towel rail.

Bedroom Two

10' x 9' 3" ($3.05m \times 2.82m$)

Double glazed window and electric heater.

Communal Gardens

There area communal gardens in the grounds.

Parking

There is an allocated parking space.





welcome to

Parkview Fitzalan Road, Sheffield

- Ground floor apartment
- Sought after area
- Two bedrooms, master ensuite
- Good access to local amenities and motorway links
- Allocated parking space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK113566



Property Ref: CPK113566 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





william h brown



crystalpeaks@williamhbrown.co.uk

Unit C1 6 Peak Square, Crystal Peaks, SHEFFIELD, South Yorkshire, S20 7PH

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.