

**Sovereign Point Infirmary Road, Sheffield S6 3DH** 



# welcome to

# **Sovereign Point Infirmary Road, Sheffield**

A recently re-decorated one-bedroom apartment located in the popular S6 area.

Close to excellent local amenities, transport links, and the Royal Hallamshire Hospital. Ideal for first-time buyers or investors — not to be missed!

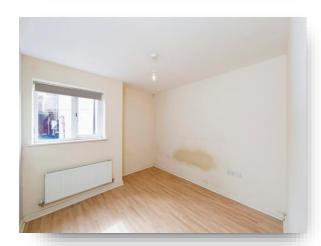












### **Open Plan Living Space**

14' maximum x 11' 1" maximum ( 4.27m maximum x 3.38m maximum)

Featuring a GCH radiator, electric oven, gas hob with extractor, and space for a freestanding fridge/freezer.

**Storage Cupboard**With plumbing for a washing machine.

#### **Bedroom**

With a GCH radiator and a window providing natural

#### **Bathroom**

With a shower over the bath, low-flush WC, and a sink basin.





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# **Sovereign Point Infirmary Road, Sheffield**

- ONE BEDROOM APARTMENT
- LOCATED WITHIN THE S6 POSTCODE
- RECENTLY RE-DECORATED
- **OPEN-PLAN LIVING SPACE**
- MODERN BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1993.54

Ground Rent: 200.00

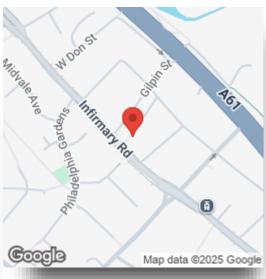
guide price

£85,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SBC107199

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

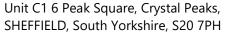


Property Ref: SBC107199 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.



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