



Bramall Lane, Sheffield S2 4RR

welcome to

Bramall Lane, Sheffield

Ideal for investors or first-time buyers, this two-bedroom city centre apartment includes a living room, kitchen, bathroom, en-suite, and storage. Located on Bramall Lane with access to shops, schools, and transport. No chain – viewings advised!



Hall

Having the entrance door and proving access to theres tof the property.

Living Room

12' x 18' 5" (3.66m x 5.61m)

Having a rear facing and side facing double glazed window and a radiator.

Kitchen

7' 2" x 11' 2" (2.18m x 3.40m)

Having a range of wall and base units with rolled edge work surfaces and an inset stainless steel sink, an integrated oven and an extractor fan.

A/C

Bedroom One

13' 2" x 8' 7" (4.01m x 2.62m)

Having a radiator and a rear facing double glazed window.

En-Suite

4' x 8' 7" (1.22m x 2.62m)

Having a shower suite, WC and sink basin.

Bedroom Two

8' 6" x 11' 2" (2.59m x 3.40m)

Having a radiator.

Bathroom

5' 4" x 8' 6" (1.63m x 2.59m)

Having a bath, WC and sink basin.

Secured Communal Entrance

Having a communal entrance to the front of the building with restricted access.

Parking

There is an underground residents parking lot.



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Bramall Lane, Sheffield

- Two bedrooms
- Apartment
- En-suite bathroom
- Resident Parking
- Access to local amenities

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 2700.00

Ground Rent: 200.00

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.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK114725 - 0002

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