







welcome to

Heritage Court Rotherham Road, Dinnington Sheffield

Two double bedroom apartment for sale with NO CHAIN. Ideal investment opportunity. Accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms and bathroom. Gated entrance and one allocated parking space. Close to local amenities together with transport links.

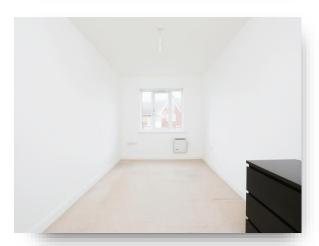












Entrance Hallway

Having two storage cupboards and wall heater.

Lounge

15' 7" x 10' 4" (4.75m x 3.15m)

Having double glazed patio doors which open out to a balcony. Wall heater and carpeting to the floor.

Kitchen

8' 8" x 7' 7" (2.64m x 2.31m)

Open plan from the lounge and featuring wood effect vinyl floor covering, stainless steel sink and drainer set into a base unit with matching wall units. Built in electric hob, oven, dishwasher, under counter fridge and plumbing for washing machine. Front facing double glazed window.

Bedroom One

15' 7" x 8' 9" (4.75m x 2.67m)

Main bedroom with double glazed window to the front elevation. Wall heater.

Bedroom Two

15' 7" x 8' 9" (4.75m x 2.67m)

Second double bedroom with wall heater and double glazed window to the front elevation.

Bathroom

Having panelled bath, low flush WC, hand wash basin, spotlights to the ceiling and partial tiling to the walls.

Exterior

The property is located within a gated enclosure with electronic gates which lead to an allocated parking space.





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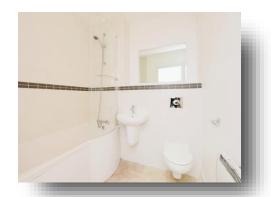
- TWO BEDROOM APARTMENT
- NO UPWARD CHAIN
- GATED COMMUNITY
- IDEAL INVESTMENT PURCHASE

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Tenure: Leasehold EPC Rating: D

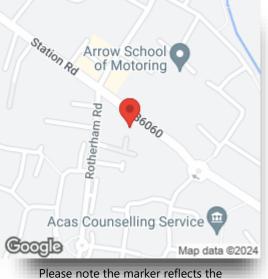
This is a Leasehold property with details as follows; Term of Lease 150 years from 20 Mar 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT106984



Property Ref: DGT106984 - 0004 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 guidance 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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