



Heritage Court Rotherham Road, Dinnington Sheffield S25 3SA

welcome to

Heritage Court Rotherham Road, Dinnington Sheffield

**** CASH BUYERS ONLY **** Perfect purchase for an INVESTOR LANDLORD or SINGLE PERSON. Offered for sale with no upward chain. One bedroom upper floor flat. ***** PRICE £65,000 *** CASH BUYERS ONLY**

Entrance Hallway Lounge

19' 7" x 10' 5" (5.97m x 3.17m)

Having double glazed doors which open out to the balcony. Radiator, carpeted flooring.

Kitchen

8' 1" x 8' 1" (2.46m x 2.46m)

Fitted with a range of base and wall units with inset sink to worktops. Plumbing for washing machine, integrated fridge and dishwasher. Electric hob and oven. Vinyl flooring.

Bedroom

17' 10" x 8' 8" (5.44m x 2.64m)

Rear facing double glazed window, radiator and carpeted flooring.

Bathroom

Comprises bath with shower over, low flush WC, hand wash basin, partial tiling to the walls. Vinyl flooring.

Outside

Allocated parking space.





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- *****CASH BUYERS ONLY*****
- **IDEAL INVESTMENT BUY**
- **ONE BEDROOM APARTMENT WITH ALLOCATED PARKING**
- **GATED COMMUNAL BLOCK**
- **NO CHAIN**

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1513.26

Ground Rent: 203.13

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107617 - 0005

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.

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.



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