

Flat 2 St Marys Loft, 252 Burgoyne Road, Walkley, Sheffield, S6 3QF
£149,950

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Council Tax Band: A

A modern and characterful one bedroom ground floor apartment which forms part of this charming development in Walkley. Perfect for first time buyers, downsizers or landlords the property enjoys modern fittings, high ceilings and a lounge which is bursting with natural light thanks to larger than average windows! Positioned close to a wealth of shops, cafes and amenities on South Road, there are also regular bus routes giving easy access to the universities, hospitals and city centre, and the property is also near to the Supertram route. With double glazing and electric heating throughout, the property in brief comprises; Secure communal open lobby with access to the bin stores, entrance hallway, kitchen with modern fittings and integrated appliances opening to the large, dual aspect lounge, a double sized master bedroom and a bathroom. AVAILABLE WITH NO CHAIN INVOLVED! Leasehold tenure, 125 year lease from 2015, ground rent is £100 per annum, service charge is £1698 per annum. Council tax band A.

Secure Communal Lobby Area

A secure gate accessed via a key fob with an intercom system gains access to the covered communal lobby area. The letterboxes and two bin stores are located here, and there is direct access to Flat 2.

Entrance Hallway

Entered through a wooden door, the hallway has doors leading to the kitchen, bedroom and bathroom.

Kitchen

A spacious and welcoming kitchen which has modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and separate drainer unit and electric hob. With integrated appliances including an electric oven, fridge freezer, washing machine and dishwasher. With vinyl flooring, high ceilings and a upvc double glazed window. The room opens to the lounge.

Lounge

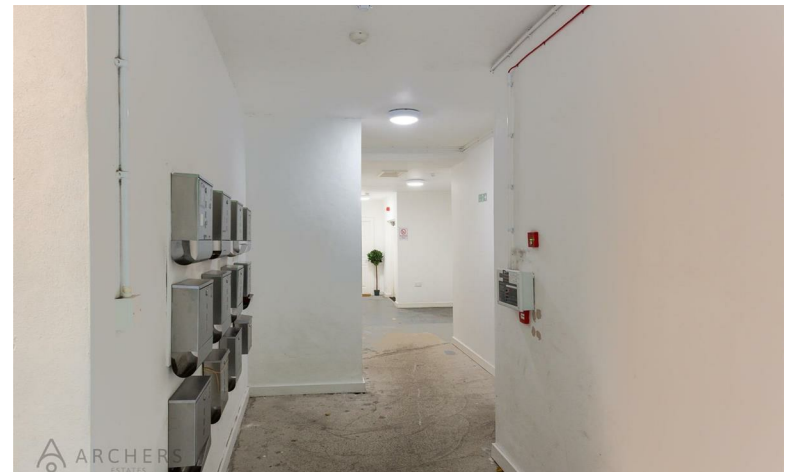
A bright and spacious lounge which enjoys a dual aspect layout thanks to front and side facing semi-circular upvc double glazed windows which are larger than average, bringing in much light. There are also two electric heaters and ample space for seating furniture.

Bedroom

A spacious double sized bedroom which has two upvc double glazed windows and an electric heater.

Bathroom

Having a modern styled suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. With a chrome towel radiator, vinyl flooring and two upvc double glazed windows.



Ground Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 51.2 sq. metres (551.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Apartment 2, SHEFFIELD



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	