

34 Fulwood Park Mansions Chesterwood Drive, Fulwood, Sheffield, S10 5DU
£200,000

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Council Tax Band: B

A spacious and well presented two double bedroom first floor apartment which is located within this popular development in Broomhill. Perfect for first time buyers or landlords, the property enjoys good sized rooms, a balcony off the lounge, larger than average garage and communal parking in the grounds to name a few highlights. Situated within close proximity to a wealth of shops, cafes and amenities in Broomhill and Crosspool, there are also regular bus routes on the doorstep giving easy access to the Universities, Hospitals, City Centre and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; Secure communal lobby area with a staircase rising to the first floor, entrance hallway with built in storage, lounge with direct access to the balcony, a kitchen with fitted units, two double bedrooms and a bathroom. Outside, there are well presented communal grounds which include lawns, pathways, communal parking bays and there is an allocated garage which has ample storage space inside. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Leasehold tenure, 136 years remain on the lease. Ground rent is £21 per annum, the service charge is £1050 per annum. Council tax band B.

Secure Communal Lobby

Access to the building is gained through a secure door with intercom system which leads to the communal lobby area. A staircase rises to the upper floors.

Entrance Hallway

Entered through a wooden door, the hallway is wide and inviting and has two storage cupboards and a radiator. Doors lead to all rooms in the apartment.

Lounge

A bright and spacious apartment which has a front facing upvc double glazed window and door leading to the balcony, a radiator and ample space for seating and dining furniture.

Balcony

Perfect for al-fresco dining, the balcony overlooks the communal gardens and is accessed from the lounge.

Kitchen

A good sized kitchen which has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. There is space

for appliances including a cooker, fridge freezer and a washing machine, vinyl flooring, a radiator and a front facing upvc double glazed window.

Master Bedroom

A double sized master bedroom which has a rear facing upvc double glazed window, a radiator and fitted wardrobes.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window and a radiator.

Bathroom

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With vinyl flooring, a radiator and a rear facing upvc double glazed window.

Garage

A larger than average garage which has an up and over door and ample storage space including a high level ceiling.

Outside

The development is situated within communal

grounds including well manicured lawns, patios and pathways with decorative borders. There is also communal parking available.





First Floor
Approx. 60.7 sq. metres (653.0 sq. feet)



Outbuilding

Approx. 17.4 sq. metres (187.3 sq. feet)



Total area: approx. 78.1 sq. metres (840.3 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 misstatement. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	