

Marketing Preview



18 Rubens Row, Sheffield, S2 5JJ

£100,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! A unique opportunity to purchase this two generous sized bedroom ground floor duplex apartment which would make a great investment. Being deceptively spacious, on the outside of the City Centre and having fabulous views over Sheffield City Centre. Close to great amenities and everything City Centre living! Perfect for first time buyers or investors!

SUMMARY

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HALLWAY

A welcoming hallway with laminate flooring, two ceiling lights and radiator. Stair rise to the first floor and door to the kitchen/diner.

KITCHEN/DINER 9'10" x 18'7"

Fitted with wall and base units and tile effect flooring. Space for a freestanding cooker, space for a full height fridge/freezer and under counter space for a washing machine. Two ceiling lights, radiator and two floor to ceiling windows. Boiler location.

STAIRS/LANDING

A carpeted stair rise to the first floor laminate landing with two large storage cupboard and ceiling light. Doors to the two bedrooms, WC, bathroom and lounge.

BEDROOM ONE 10'2" x 17'5"

A generous sized double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and two windows to the front with fantastic views over the City Centre.

BEDROOM TWO 11'9" x 10'2"

A second bright and generous sized bedroom with neutral decor, laminate flooring and built in wardrobes. Ceiling light, radiator and two windows with woodland views.

LOUNGE 9'10" x 16'0"

Comprising of neutral decor and laminate flooring. Ceiling light, radiator and two windows to the front with amazing views over the City Centre.

BATHROOM 5'6" x 4'7"

Comprising of a bath with an overhead electric shower and WC. Ceiling light and radiator. Part tiled walls and vinyl flooring.

WC 5'6" x 2'10"

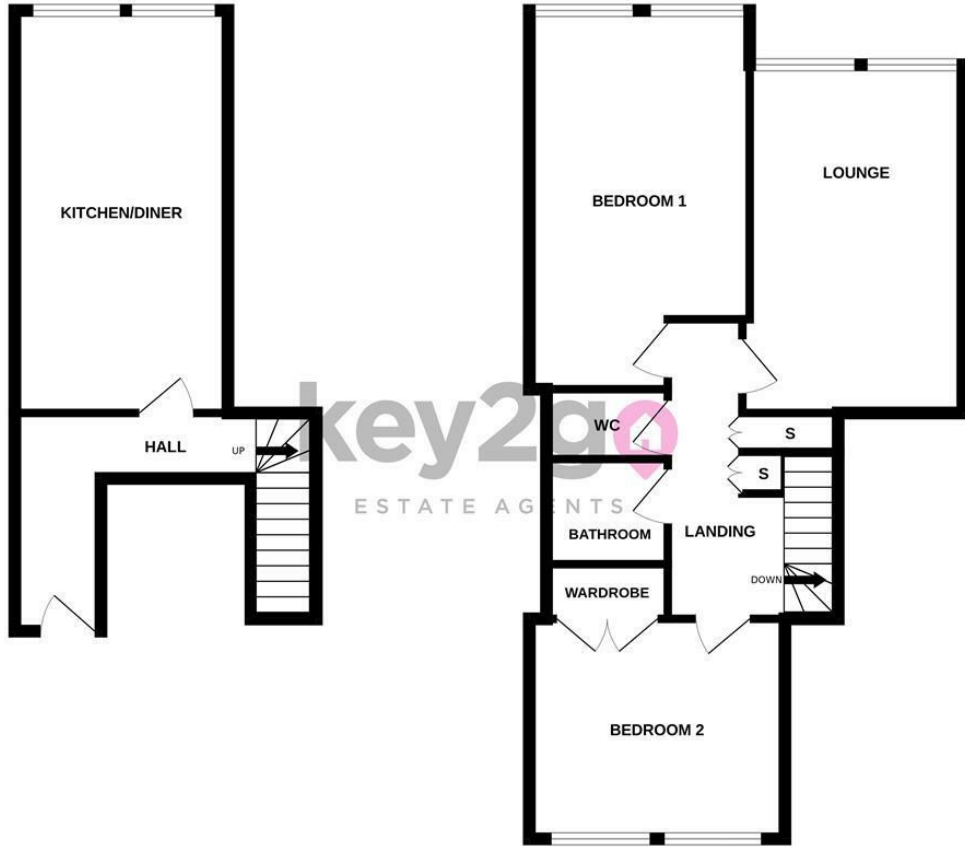
Having a low flush WC, ceiling light and vinyl flooring.

PROPERTY DETAILS

- LEASEHOLD - 106 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
273 sq.ft. (25.3 sq.m.) approx.

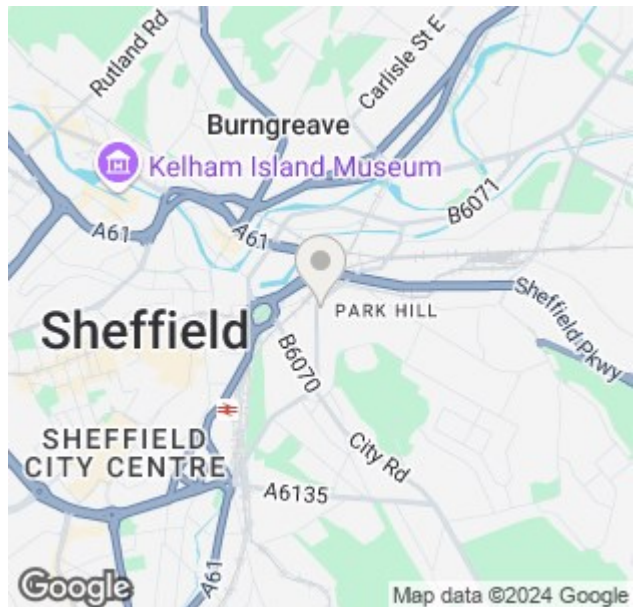
1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
England & Wales	EU Directive 2002/91/EC	



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