

## Marketing Preview



**33 Kyle Close, Renishaw, Sheffield, S21 3WW**

**£110,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



A fantastic opportunity to purchase this two double bedroom ground floor flat, situated in a quiet location. Offering a spacious living area, allocated parking and being well presented throughout. Close to amenities and road links to Sheffield. Perfect for first time buyers!

## SUMMARY

This apartment is situated on the desirable "Heritage Park" development in Renishaw. This well-looked after home offers a perfect blend of comfort and convenience in a quiet, residential setting and is set within a modern, block of just twelve units.

The Apartment is situated within the vicinity of Renishaw, and Eckington villages which are all close by. The unique position offers easy access the Trans-Pennine Trail, along with other rural attractions such as the Renishaw Hall and Garden's. This flat also boasts a fantastic connection to Sheffield Via the M1 which facilitates a wide range of commutes.

Inside the flat there is a large living space with an off-shot kitchen. A double bedroom which comes with two spacious wardrobes along with a further double bedroom. It is a remarkably quiet flat, which is situated in a quiet cul-de-sac. The flat has a compact bathroom and a large storage cupboard. Due to the fantastic insulation, the heating costs are very low.

Outside, the property offers the benefit of allocated parking, ensuring that you always have a dedicated space. Visitors are also welcome with dedicated visitor parking onsite.

This delightful property is ready to move into and offers a fantastic opportunity for those seeking low-maintenance living. This property also offers a fantastic investment opportunity. Careful planning and stewardship of the accounts by the buildings management company has allowed a substantial reserve to accumulate which will pay for upcoming decoration and renovation to the communal areas, and to provision for any repairs that could occur with reserves currently at circa £19,000 for this block and the adjacent block. The rental market in the area is very strong- with expected returns on this flat being appraised around £750 per month.

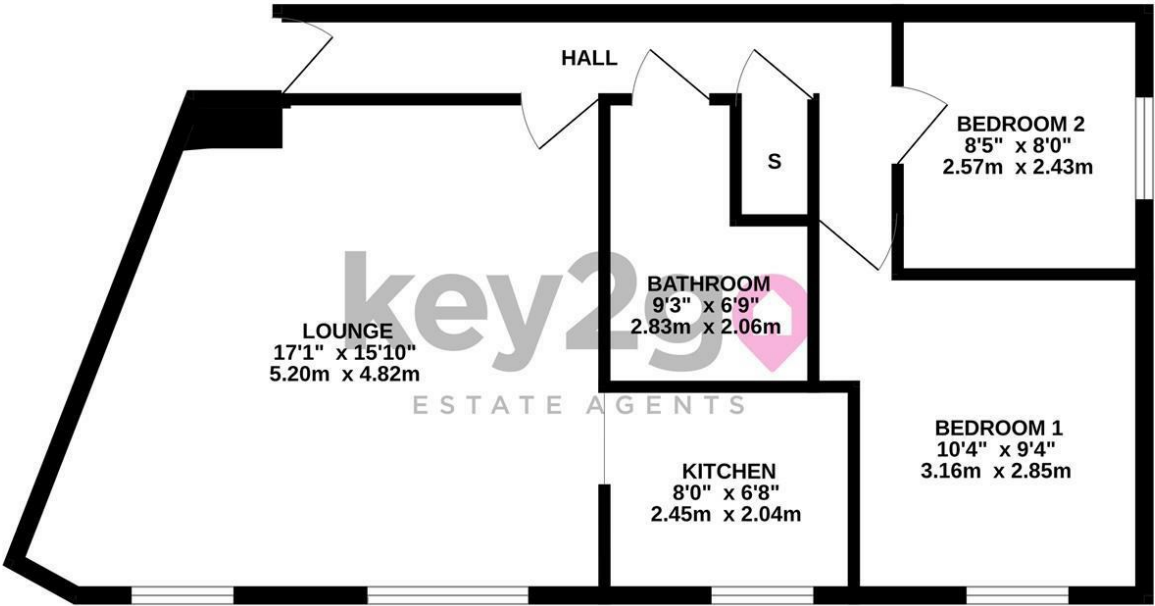
## PROPERTY DETAILS

- LEASEHOLD, 981 YEARS REMAINING, £40PA GROUND RENT, £1608.38PA SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN



GROUND FLOOR



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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>78</b>                  | <b>78</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

