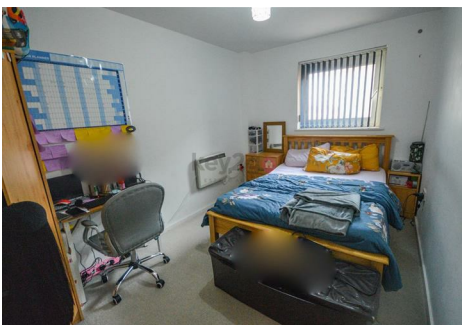


## Marketing Preview



**Flat 40 Coode House Millsands, Sheffield, S3 8NR**

**£110,000**

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



NO CHAIN!! ATTENTION INVESTORS!! A fantastic opportunity to purchase this well presented two double bedroom apartment. Having open plan lounge/kitchen and Juliette balcony. The property is well positioned for great local amenities and easy access via foot to the City Centre and Kelham Island. With good transport links close.

### SUMMARY

NO CHAIN!! ATTENTION INVESTORS!! A fantastic opportunity to purchase this well presented two double bedroom apartment. Having open plan lounge/kitchen and Juliette balcony. The property is well positioned for great local amenities and easy access via foot to the City Centre and Kelham Island. With good transport links close.

### HALLWAY

Enter into open and welcoming hallway with neutral decor, laminate flooring and electric heater. Doors to lounge/kitchen area, two bedrooms, shower room and store/utility cupboard.

### LOUNGE/KITCHEN 20'9" x 10'5"

An airy living space with neutral decor and laminate flooring. Two ceiling light, two electric heaters and patio doors to Juliette balcony. Kitchen is fitted with wall and base units, matching worktops and stainless steel splash backs. One and a half stainless steel sink with drainer. Double oven, hob and extractor fan. Under counter space for dishwasher and fridge.

### BEDROOM ONE 13'1" x 8'2"

A good sized double bedroom with neutral decor and carpet flooring. Ceiling light, electric heater and window.

### BEDROOM TWO 7'3" x 9'6"

A second small double bedroom with neutral decor and carpet flooring. Ceiling light, electric heater and window.

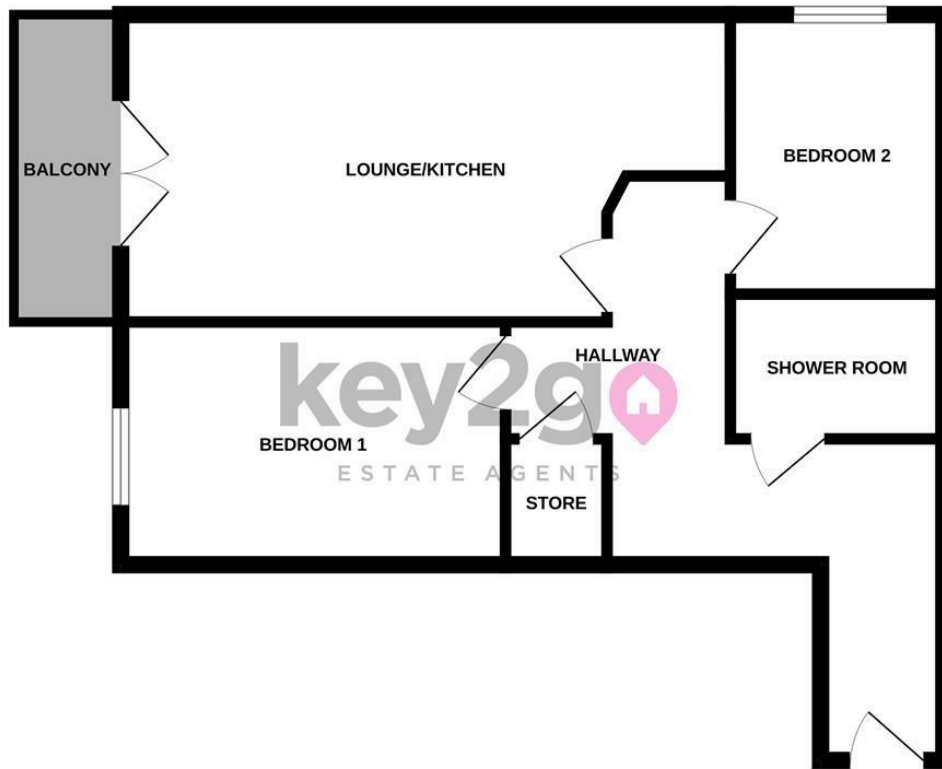
### SHOWER ROOM 7'3" x 4'11"

Comprising of shower cubicle with over head and hand held shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator, part tiled walls and tiled flooring.

### PROPERTY DETAILS

- LEASEHOLD
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL
- EWS1 RATING - A1

GROUND FLOOR  
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.3 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.  
 Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>80</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 2002/91/EC	

