



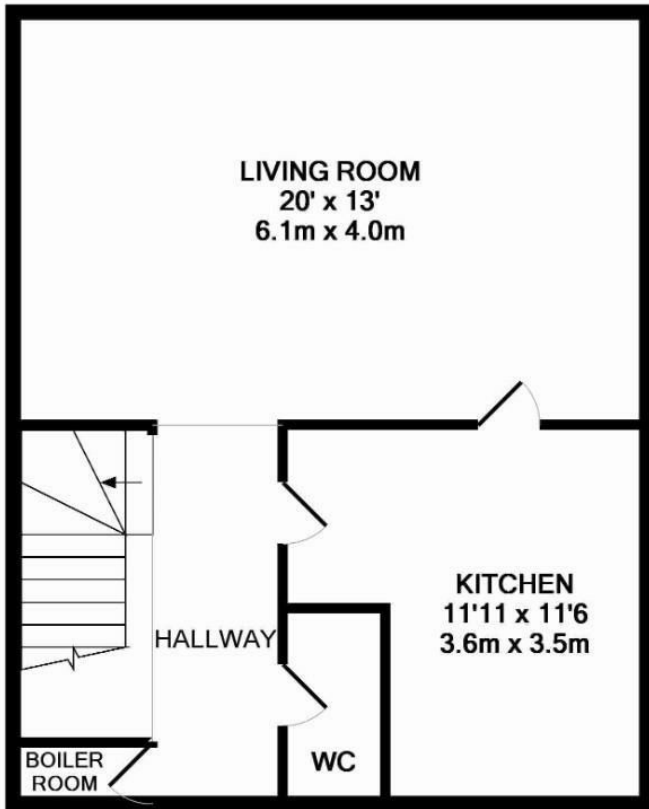
HUNTERS[®]

HERE TO GET *you* THERE

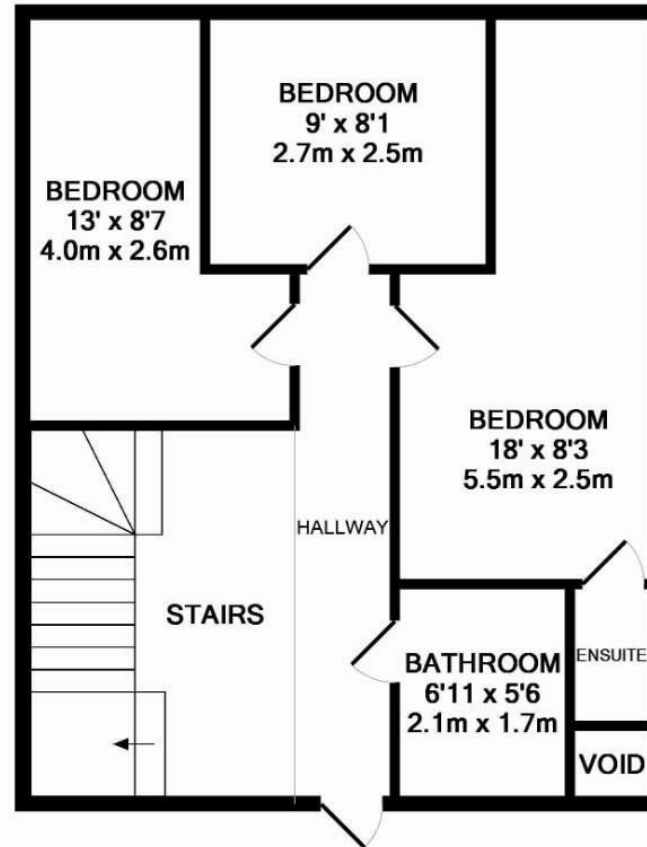
Asking Price £250,000

Hunters Hillsborough presents a large three bedroom duplex apartment ideal for investors or young professionals. Occupying the ground and upper ground floors of the highly desirable Royal Plaza development and located in the heart of the Sheffield City Centre. This ideal location offers a vast range of amenities and public transport links including the Sheffield Supertram on your doorstep. By day and night you will find a superb variety of bars, restaurants, cafes and shops within walking distance. The Sheffield University buildings are close by, along with the Sheffield Teaching Hospitals. Entry to the building via security fobs and there is 24 hour security patrol and CCTV. The apartment has two entrances, one on each floor and briefly comprises: Ground Floor - Open plan lounge diner, fully equipped kitchen with a range of wall and base units and integrated appliances including dishwasher, microwave, oven, hob and a washer/dryer. W/C and a boiler cupboard. Stairs rise to the Upper Ground Floor - En-suite master bedroom with shower and W/C, two further double bedrooms and a bathroom with bath, W/C and sink basin. Secure allocated parking space included in the sale and access to the well maintained quiet and peaceful gardens in the centre of the complex

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



GROUND FLOOR



1ST FLOOR

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
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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		
	75	75
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	

GENERAL REMARKS

TENURE

This property is Leasehold with 976 years remaining at a cost of £100 a year, service charge is £2,720.29 per annum.


RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







