



REGENT COURT

HUNTERS[®]
HERE TO GET *you* THERE

23 Regent Court Bradfield Road, Sheffield, S6 2BT

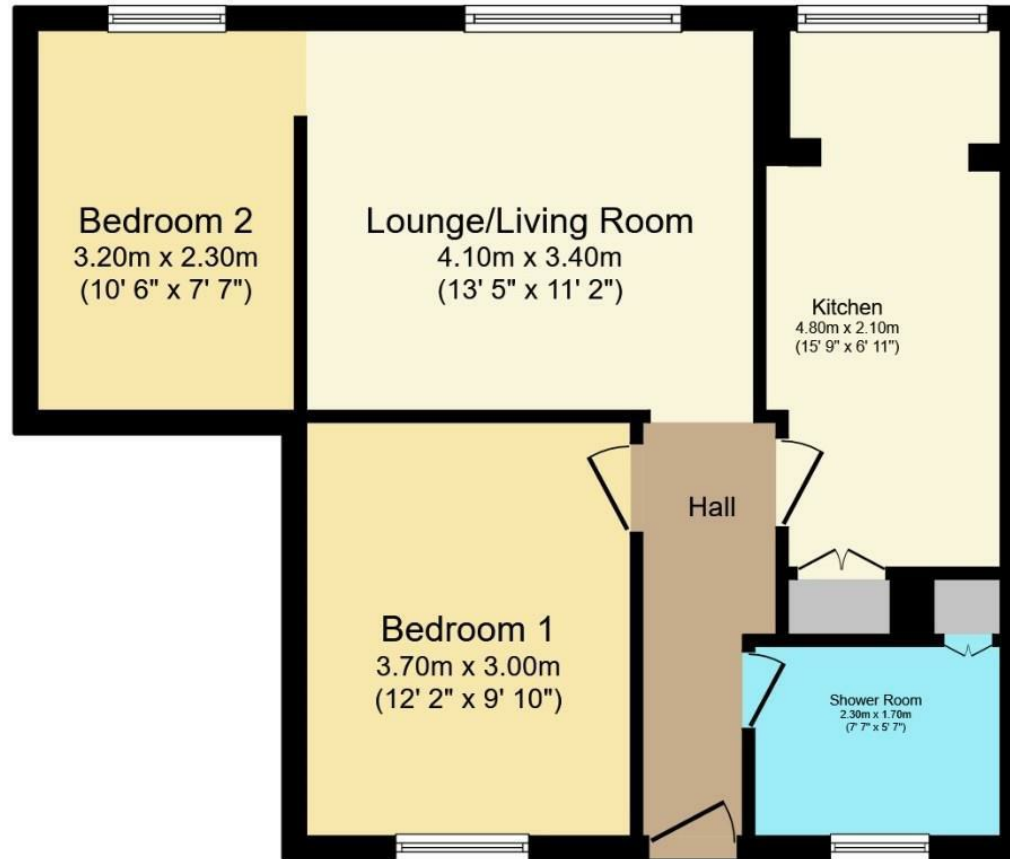
23 Regent Court Bradfield Road, Sheffield, S6 2BT

Asking Price £90,000

****Cash Buyers Only****

Hunters Hillsborough present a two double bedroom recently refurbished home on the 3rd floor of the popular apartment block at Regent Court. Overlooking the green spaces from the front and situated in the heart of Hillsborough, viewing is highly recommended. Entry to the property via communal entrance with lifts and stairs to every floor. Front door into the entrance hallway, with quality, modern grey laminate flooring running throughout the entire property. The lounge is a relaxing room with a feature wall and spotlights and a large window offering pleasant far reaching views. Access to bedroom two from the lounge, a good size double. Kitchen/diner with a fantastic range of modern fitted wall and base units offering integrated appliances including an eye level electric oven with an induction hob. Integrated dishwasher and space for a free standing fridge freezer and washing machine. Breakfast bar ideal for morning coffee or evening meals. Back through to the entrance hallway with access to the master bedroom with ample space for bedroom furniture. White three piece bathroom suite with Rainfall and handheld shower, W/C and sink basin. Handy airing and storage cupboard. Outside is a large communal and secure car park for residents or you can reserve a slot for an annual fee. The property runs on communal heating and water which is included in the service charges. Ideally located in the heart of Hillsborough for superb amenities including shops & supermarkets, schooling, bus station and Supertram with access to the city.

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



Total floor area 52.8 sq.m. (568 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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GENERAL REMARKS

TENURE

This property is Leasehold 99 Years From 25 March 1995 70 years remaining at a cost of £100 per annum. The Service charges are £2600 every 6 months ending July 2024 where it is due to reduce to £1300 every six months.

RATING ASSESSMENT

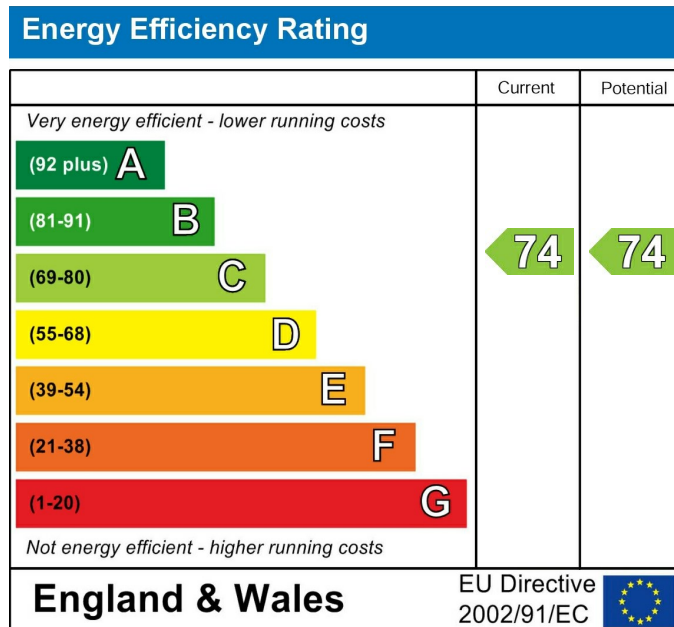
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.

LOCAL AREA

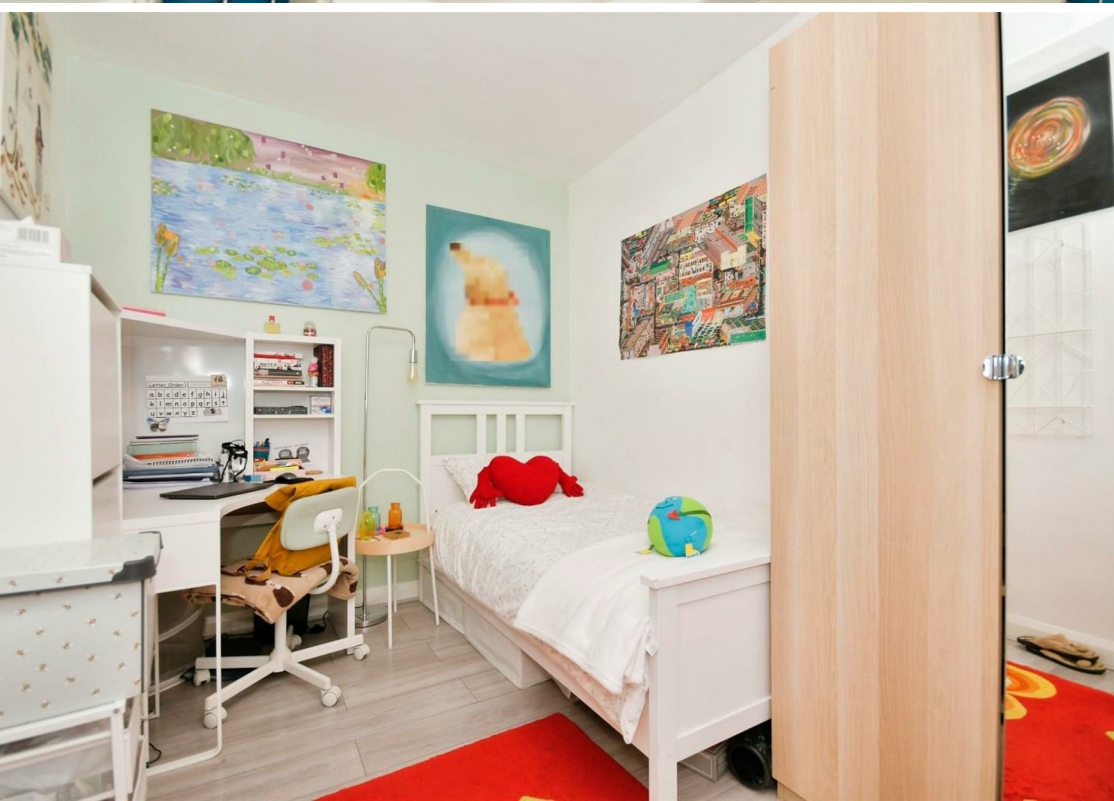
Located in the heart of Hillsborough, close to excellent public transport links including the Sheffield Supertram. The green space of Hillsborough Park is just a stones throw away.



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.











REGENT COURT

PRIVATE PROPERTY
No parking permitted