



Apt 99 Porter Brook House, 201 Ecclesall Road, Sheffield, S11 8HW

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Description

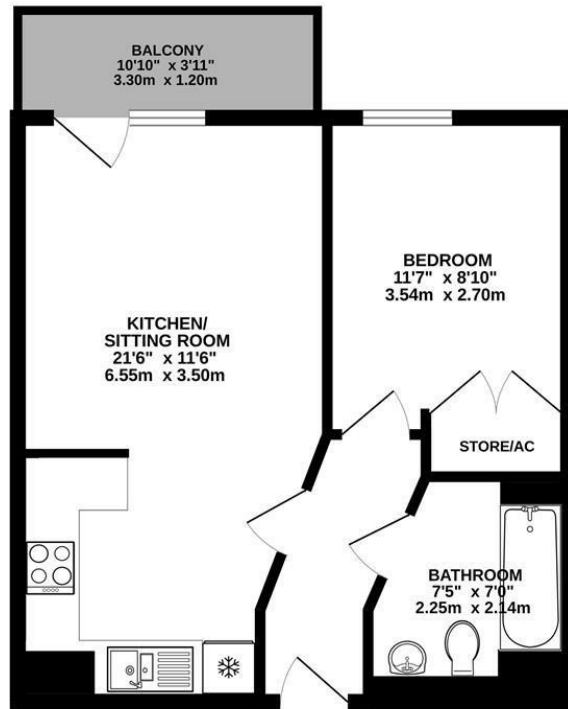
A well presented, one double bedroom, fifth floor apartment that is situated in the desirable Porter Brook House. The property benefits from no onward chain and will be perfect for a broad range of buyer. With modern fixtures and fittings in all the right places, no issues with cladding (EWS1 form on file if requested) and a decent rental return of £775 per calendar month this is a great investment property and it will also appeal to first time buyers (no stamp duty), post grads, final year students needing some peace and quiet to study and also the professional market who want to live somewhere so close to the city. The location couldn't get more convenient, on the very edge of the city centre yet also close to the main city hospitals, universities, train station and a great social scene on the cosmopolitan Ecclesall Road.

- One double bedroom.
- Open plan living kitchen design with good proportions.
- Modern bathroom with elegant tiling framing the wall mounted sanitary ware and bath.
- Fitted kitchen with integrated appliances.
- Entrance hall and balcony off the sitting room.
- Secure communal area with fob access, intercom and lift access to all floors.
- Owner has 11 other apartments available in this block to purchase via a separate negotiation. If interested in a block purchase please contact James Ross at ELR.
- No onward chain.
- Valid EWS1 form in place so no problems with mortgage lenders.
- EPC rating C75, 150 year lease from 2006 with combined annual ground rent and service charges of £1964.36.





MID FLOOR FLAT



THE BALCONY IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 441sq. ft. (41.0 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 ©2024



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