

Flat 139, 201, Porter Brook House, Ecclesall Road, Sheffield, S11 8HW



# Flat 139, 201, Porter Brook Sheffield, S11 8HW

## Description

A well presented, one double bedroom, seventh 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, 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 and within walking distance of a thriving social scene. 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 the many amenities on the cosmopolitan Ecclesall Road and the fashionable neighbourhoods of Sharrowvale and Nether Edge Village.

- 7th Floor with great views.
- Excellent EPC rating of C75 helping to keep costly bills down and perhaps providing preferable lending rates for buyers.
- 131 years left on the lease at an annual, combined ground rent and service charge of £1972.68.
- Council Tax Band B.
- No onward chain and a valid EWS1 form so no problem with mortgages.
- One double bedroom.
- Modern kitchen opening to the main living area.
- Bright and spacious living room with plenty of space for a dining table and lounge suite.
- Balcony with a pleasing urban view.
- Lift access to all floors.



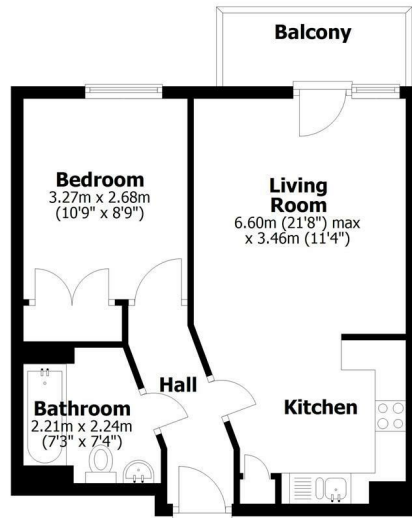






### Top Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 40.6 sq. metres (436.6 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

### 139 PorterBrook House



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