

Flat 98, 201, Porter Brook House, Ecclesall Road, Sheffield, S11 8HW

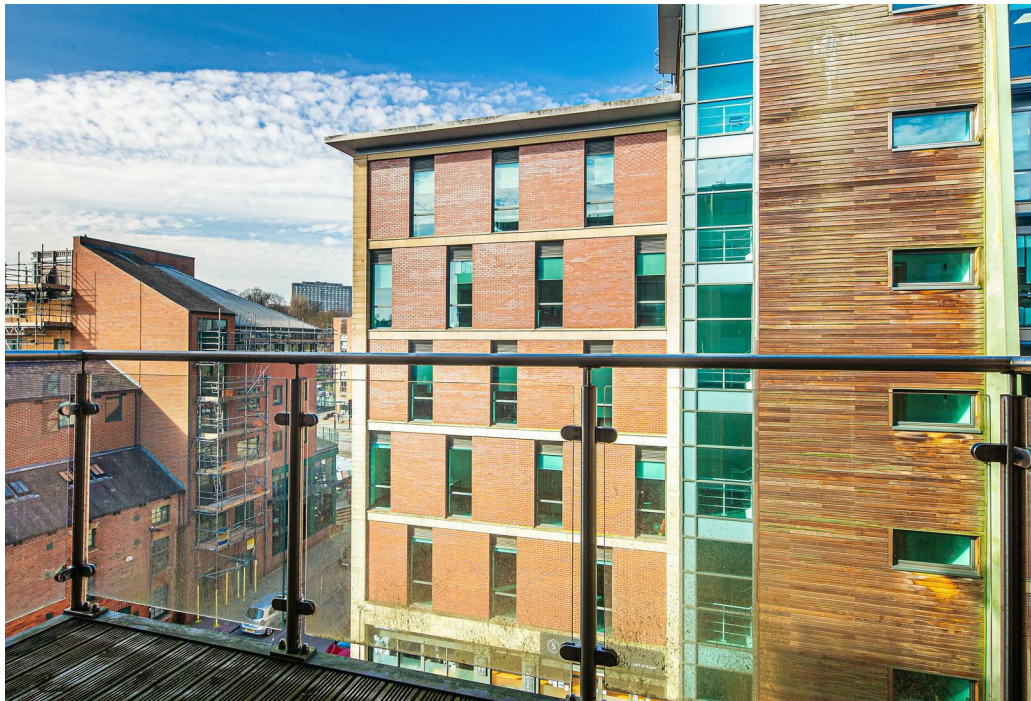
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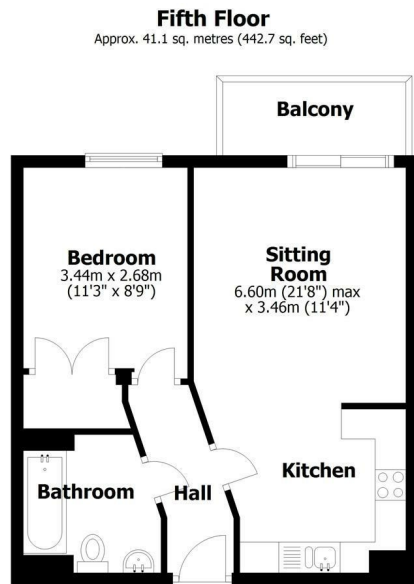
Description

A well presented, fifth floor apartment that forms part of the smart, Porter Brook House development, just away from Ecclesall Road and on the very edge of the city centre. This lovely and secure property will be perfect for first time buyers and professional couples or alternatively as a buy to let as it has previously let out for £775 per calendar month (9 MORE ONE BED APARTMENTS ARE AVAILABLE IN THIS BLOCK, VIA ELR, FOR INVESTORS IF REQUIRED). The situation at the bottom of Ecclesall Road is so convenient, close to the city centre, train station and the cosmopolitan boutiques, bars and restaurants that are found up the road, on Sharrowvale and in Nether Edge Village. Available with no onward chain.

- One double bedroom with an urban outlook from the fifth floor.
- Excellent EPC rating of B82 helping to keep costly bills down and perhaps providing preferable lending rates for buyers.
- Open plan living kitchen with spacious sitting and dining area alongside access to a private balcony.
- Council Tax Band B.
- 131 years left on the lease at an annual, combined ground rent and service charge of £1972.68.
- No onward chain.
- Valid EWS1 form in place so no problems with mortgage lenders.
- Superb location, close to town, Ecclesall Roads fashionable bars and restaurants and the train station.
- Luxurious bathroom with contemporary sanitary ware framed by elegant tiling.
- Lift access to all floors.



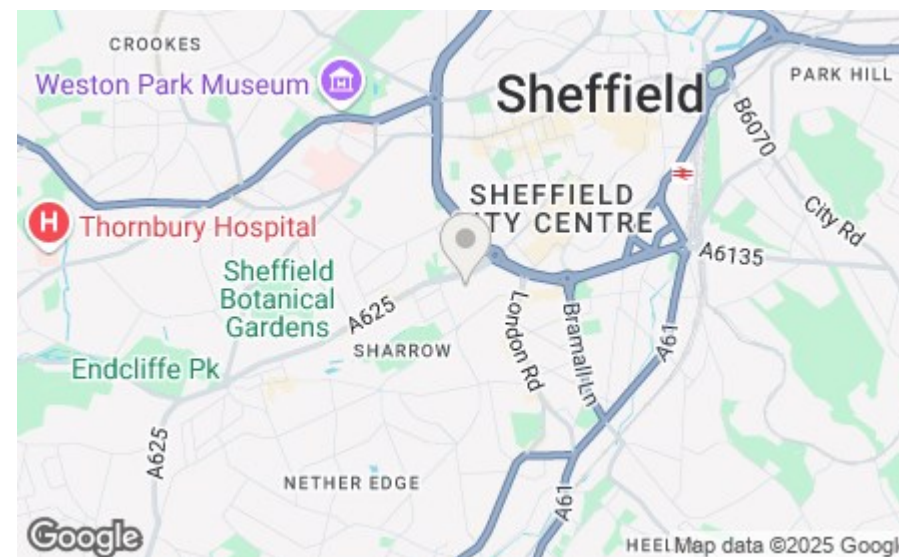
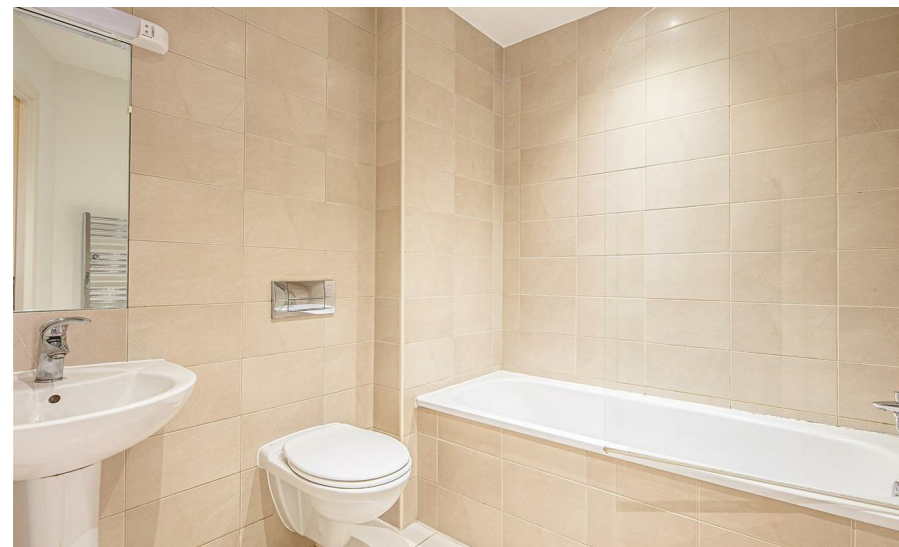




Total area: approx. 41.1 sq. metres (442.7 sq. feet)

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

Flat 98, Porter Brook House 201



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