



Warren Lane, Chapeltown, S35

Asking Price £125,000

- FANTASTIC GROUND FLOOR ONE BEDROOM APARTMENT
- SPACIOUS ROOMS THROUGHOUT
- OVER 55's DEVELOPMENT
- ALLOCATED PARKING
- COUNTRYSIDE VIEWS
- LEASEHOLD - 986 YEARS REMAINING
- COUNCIL TAX BAND B - £1,854.28

12 Warren Lane, Sheffield S35 2YA

****SUPERB GROUND FLOOR ONE BED APARTMENT** OVER 55's DEVELOPMENT**** A viewing is absolutely essential to appreciate the space on offer in this ground floor one bedroom apartment. Located in the popular area of Chapeltown and benefiting from countryside views, with excellent transport and motorway links close by.

The property briefly comprises of; Communal entrance; Communal inner hallways; The apartments entrance hallway; Open plan kitchen diner; Large lounge; Conservatory; Double bedroom; Spacious shower room; Allocated parking space; Beautifully maintained gardens and outside space.



Council Tax Band: B



COMMUNAL ENTRANCE

The communal areas, both inside and out, are well maintained by the management company with regular upkeep. Access is obtained through a part glazed uPVC door into the entrance room; uPVC double glazed window to the side elevation; Exposed red brick walls; Carpet flooring throughout; Part glazed door to an inner hallway which provides access to the meter cupboards, entry to the ground floor apartments and stairs leading to first floor; A part glazed door leads you into a shared ground floor apartments hallway; Providing access to a communal sitting room/guest room, with separate kitchenette and wc in which occupants and their guests can also enjoy time socialising.

ENTRANCE HALL

A solid door leads into the apartments entrance hall; Having; Wood effect vinyl flooring; Central heating radiator; Ceiling light points; Solid doors accessing all rooms and useful storage cupboard;

KITCHEN DINING ROOM

Having a good combination of wall, base and draw units; Wood effect roll top worktops; Sleek black double sink, drainer and mixer tap; Integrated electric oven; Separate four ring induction hob with extractor fan above; Space and plumbing for washing machine/dryer; Space for free standing fridge/freezer; Tiled walls to kitchen area; Remaining painted walls; uPVC double glazed windows to rear elevation with views of neighbouring farmers field; Space for dining table and chairs; Wood effect laminate flooring; Central heating radiators; Ceiling light points;

LOUNGE

A good sized lounge; Having; Wood effect laminate flooring; Decorative fireplace with marble hearth surround; uPVC glazed door to porch; Central heating radiator; Wall and ceiling light points;

CONSERVATORY

Perfect to enjoy the morning sun; This rear conservatory can be utilised as primary access to the ground floor apartment if desired; Having uPVC double glazed sliding patio door and windows to all aspects providing lots of natural light; Remaining wall being exposed red brick; Wood effect vinyl flooring; Further glazed door to access the lounge;

BEDROOM

Large double bedroom; Benefiting from built in wardrobe storage; uPVC double glazed window to the rear elevation, offering views of the well presented rear communal garden; Carpet flooring; Central heating radiator; Ceiling light point;

BATHROOM

This good sized bathroom comprises of; Double width shower enclosure with glazed folding doors; Wash basin set into vanity storage unit; Low set pedestal WC; Marble effect vinyl flooring; Fully tiled walls; Vertical heated towel rail; Obscure glazed window to entrance hallway; Extractor fan;

OUTSIDE

A well maintained rear garden; With; Paved patio leading to ground floor rear apartments and communal lounge access; Predominantly laid to lawn; Pond with seating and mature shrubs; Stone wall surround separating the neighbouring farmers field;

ADDITIONAL DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





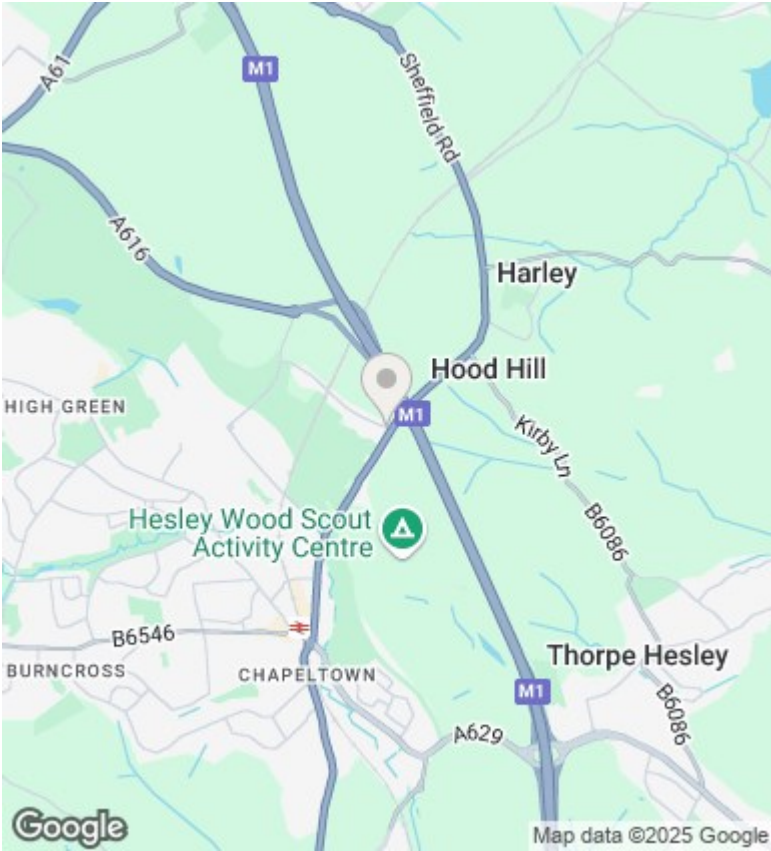
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC