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Apartment 55, Smithfield Apartments 131 Rockingham Street, Sheffield, S1 4EY

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Asking Price £48,950

| GROUND FLOOR | CITY CENTRE LOCATION | Located in the heart of Sheffield's vibrant city centre, this charming studio apartment on Rockingham Street presents an excellent opportunity for both first-time buyers and investors alike. Situated on the ground floor, the property boasts a private courtyard, offering a delightful outdoor space for relaxation or entertaining guests.

The studio layout is thoughtfully designed, maximising the use of space while providing a comfortable living environment. With one reception room and a well-appointed shower room, this apartment is ideal for those seeking a low-maintenance lifestyle in a bustling urban setting.

The prime city centre location ensures that residents are just a stone's throw away from an array of shops, restaurants, and cultural attractions, making it a perfect base for enjoying all that Sheffield has to offer. Additionally, this property represents a promising buy-to-let opportunity, appealing to potential tenants looking for convenience and accessibility.

In summary, this studio apartment on Rockingham Street combines modern living with the excitement of city life, making it a must-see for anyone looking to invest in Sheffield's thriving property market.

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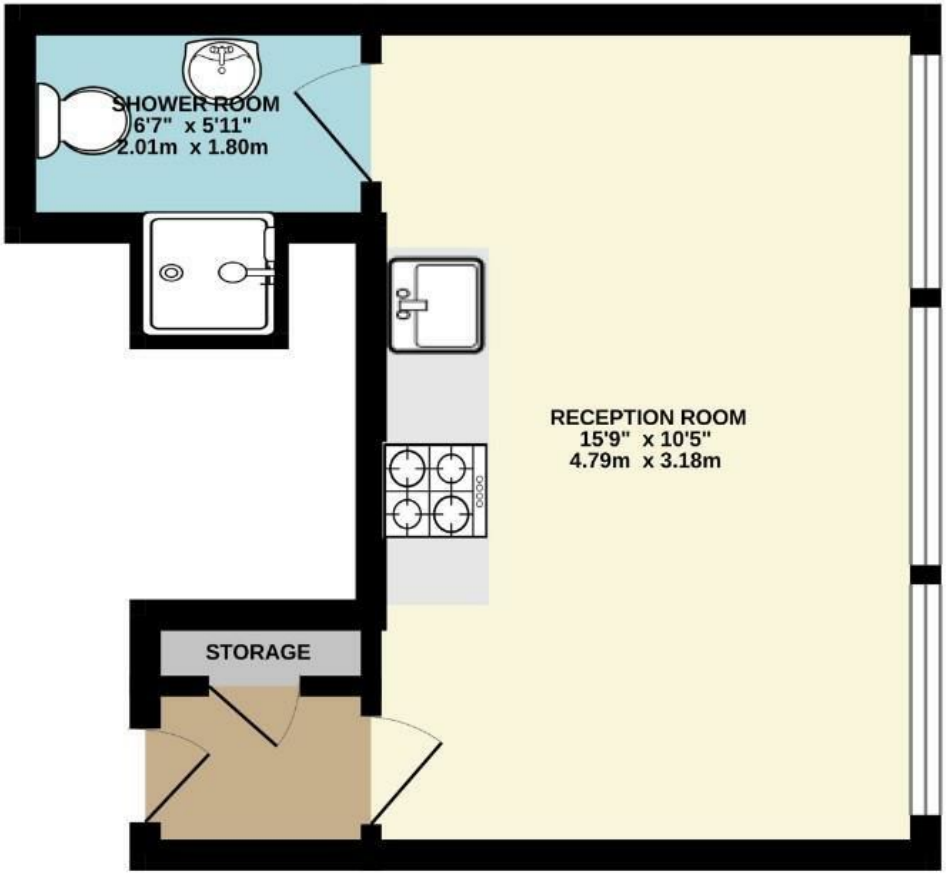
GROUND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 214 sq.ft. (19.9 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.
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GENERAL REMARKS

TENURE

This property is Leasehold with a term of 150 years from 1st April 2007 and a ground rent of £150.00 per annum. There is a service charge of £.... per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

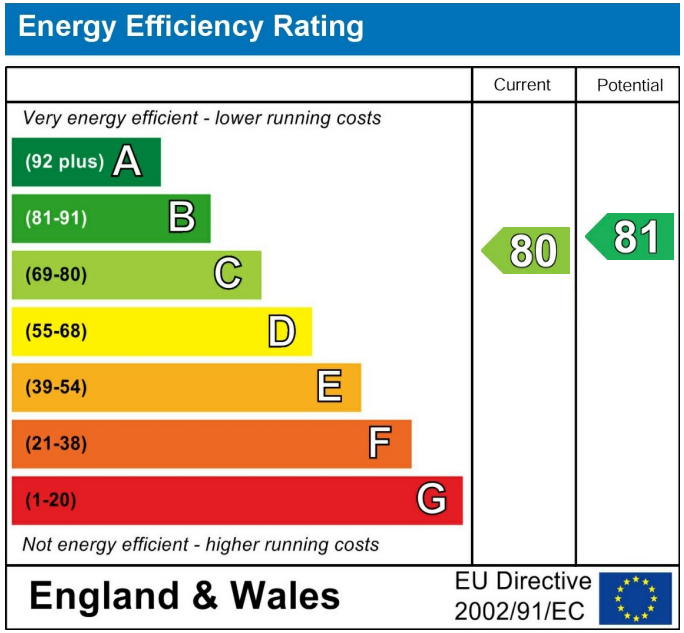
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.

SMITHFIELD