



HUNTERS[®]
HERE TO GET *you* THERE

9 Bingham Court, Graham Road, Ranmoor, Sheffield, S10 3DZ

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Asking Price £210,000

| SECOND FLOOR | OFF STREET PARKING | A fantastic new opportunity to acquire a chain-free apartment, providing easy access to the City Centre and local amenities. Viewings are advised to appreciate this deceptively spacious home.

In the desirable area of Ranmoor, this charming apartment at Bingham Court offers stylish yet low maintenance living, set within a quiet development. Spanning an impressive 1,134 square feet, this property is an ideal choice for families, couples or professionals seeking a comfortable living space.

Upon entering into the hallway, you are welcomed by three good sized bedrooms, a three piece family bathroom and utility cupboard. First to the left is the master room; A generous double bedroom filled with light and space for furniture. Two further bedrooms that would alternatively work perfectly as a nursery, dressing room or home office.

The kitchen offers a well-equipped space for all your culinary needs. This space comprises a good amount of worktop space, a range of wall and base units and integrated oven with gas hob. Through into a spacious living/dining room, allowing plenty of space for seating and large dining table. There are sliding doors onto the private balcony, where you can enjoy a breath of fresh air and take in the surrounding views.

Outside the development, the apartment benefits from a single garage and communal car park, ensuring your parking needs are met with ease. Access round to the communal garden space.

The location is truly exceptional, situated close to Sheffield's hospitals and universities, making it a prime spot for students and healthcare professionals alike. Additionally, a variety of local amenities are just a stone's throw away, providing everything you need for daily living.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com



Floor Plan

Total floor area: 105.4 sq.m. (1,134 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

We understand this property is a Leasehold with a term of 300 years from 18th August 1977 and ground rent of £60.00 per annum. There is a service charge payable of £5,562.82 per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

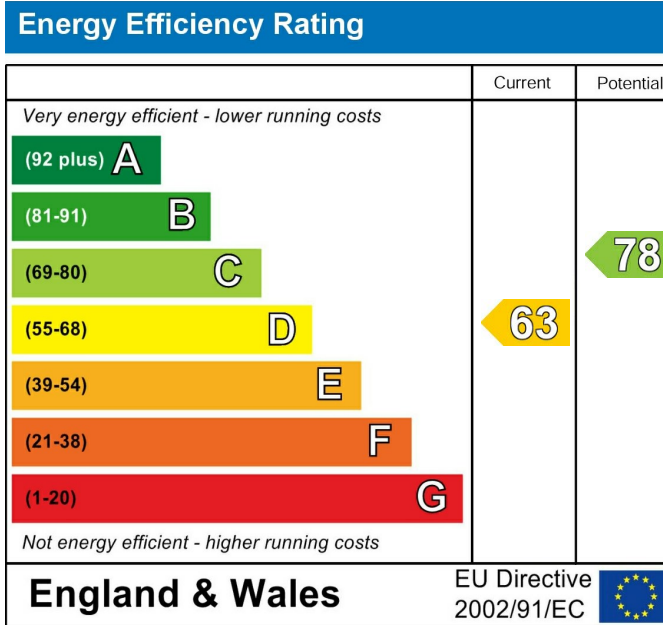
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini 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.













