Apartment 9, Porterbrook 2, 3 Pomona Street, Sheffield, S11 8JG
£105,000

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# Apartment 9, Porterbrook 2, 3 Pomona Street, Sheffield, S11 8JG
## £105,000
## Council Tax Band: B

**A modern and tastefully presented one bedroom first floor apartment which is located just off Ecclesall Road and within close proximity of the city centre! Ideal for first time buyers or landlords, the property is available with NO CHAIN INVOLVED and a viewing is highly recommended. Situated within easy reach of a wealth of shops, cafes and amenities, the property is also near to Universities and Hospitals and is well served by regular bus routes nearby. With double glazing and electric heating throughout the property in brief comprises; secure communal entrance lobby with intercom system and lift/staircase access to the first floor, entrance hallway with storage cupboard, open plan lounge/kitchen with immediate access to the balcony, a bedroom and a bathroom. Leasehold tenure, service charge is £1262.19 every 6 months with an annual ground rent of £150. 182 years remain on lease. Council tax band B.**

### Communal Entrance Lobby
Access to the building is gained via a secure communal door which has an intercom system. A lift and staircase rises to the first floor accommodation.

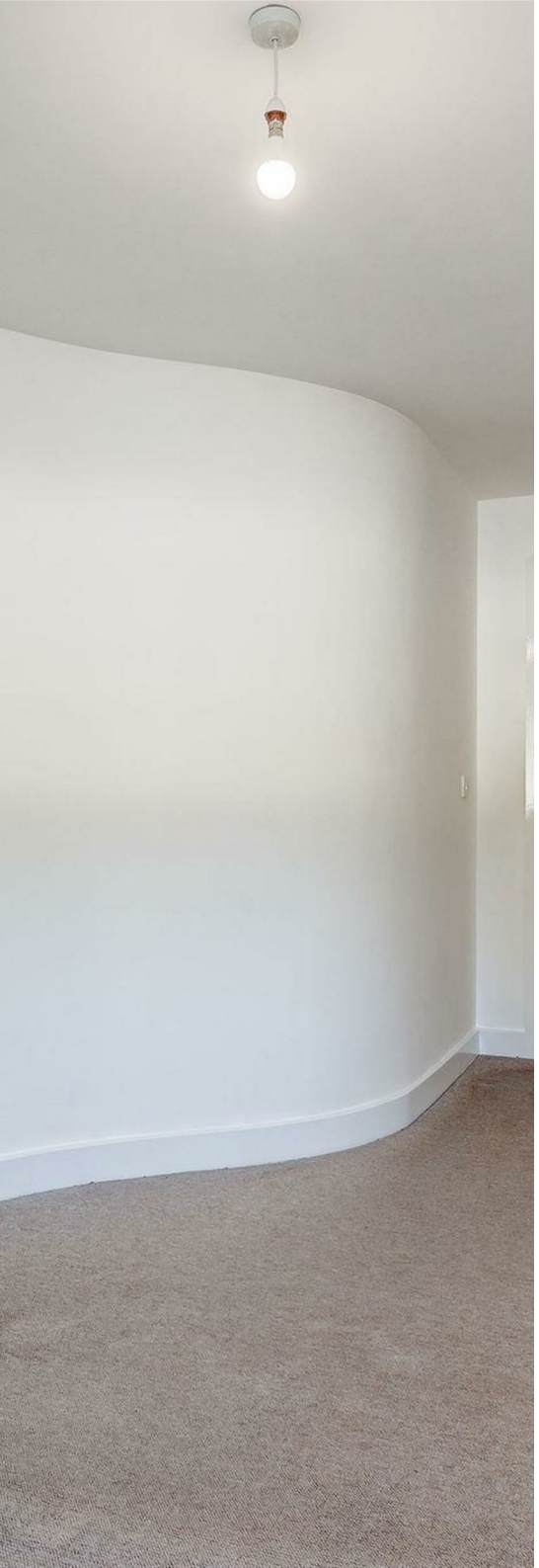
### Entrance Hallway
A solid wood entrance door leads into the hallway, which has a storage cupboard housing the water cylinder tank and has space/plumbing for a washer dryer.

### Open Plan Lounge/Kitchen
A bright and spacious room which has a kitchen and living area with immediate access to the balcony. To the kitchen area there are fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit and an electric hob with extractor above. There are integrated appliances including an electric oven and dishwasher, and there is also space for a fridge freezer. To the lounge area there is ample space for furnishings, a radiator and front facing upvc double glazed french doors open to the balcony.

### Balcony
Ideal for outside dining, the balcony offers views towards Ecclesall Road and has a glass balustrade.

### Bedroom
A double sized bedroom which has a front facing upvc double glazed window and a radiator.

### Bathroom
Having a modern styled suite comprising of a panelled bath with shower over, a half pedestal wash basin and a low flush wc. With tiling to the floor and walls and a chrome towel radiator.





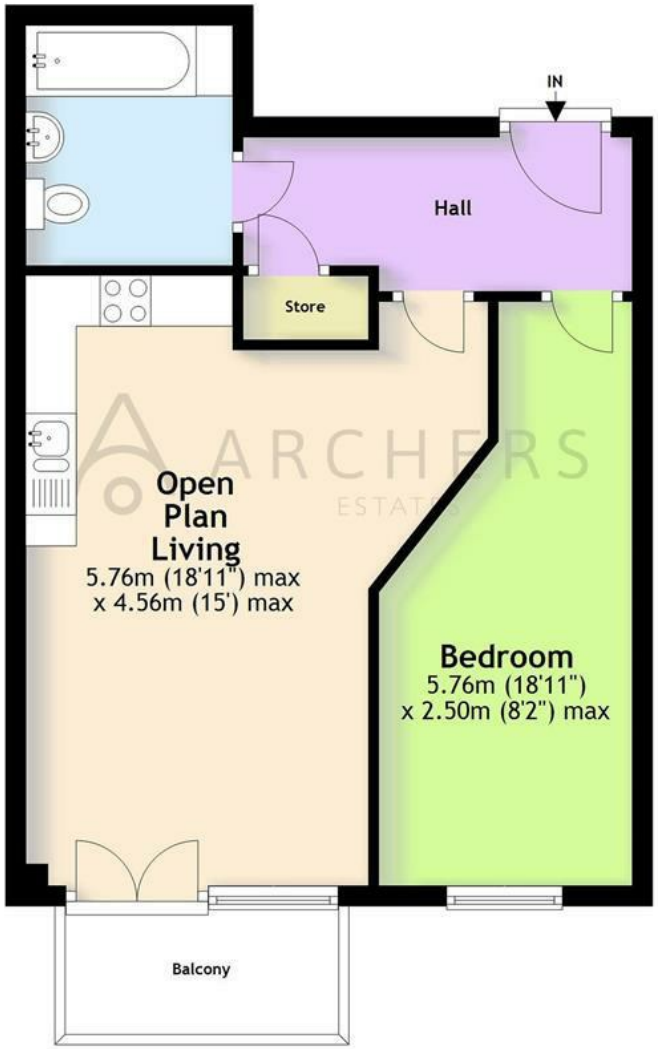




# First Floor

Main area: approx. 46.9 sq. metres (504.8 sq. feet)

Plus balconies, approx. 3.7 sq. metres (39.5 sq. feet)




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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

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