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Apartment 17, Atlantic One St Georges Walk, Sheffield, S3 7AP



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Asking Price £85,000

| CASH BUYERS ONLY | ONE BEDROOM APARTMENT | Hunters Crookes are delighted to market this one-bedroom apartment located in the desirable Atlantic One on Radford Street. Situated on the first floor, this purpose-built residence offers both comfort and convenience, making it an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle. Within close proximity to Sheffield Hospitals and Universities, this property is perfect for professionals and students alike.

The apartment comprises a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern fitted kitchen is a standout feature, equipped with integrated appliances and ample storage space to cater to all your culinary needs. The living area offers access to a private balcony, offering a peaceful retreat outside of the property.

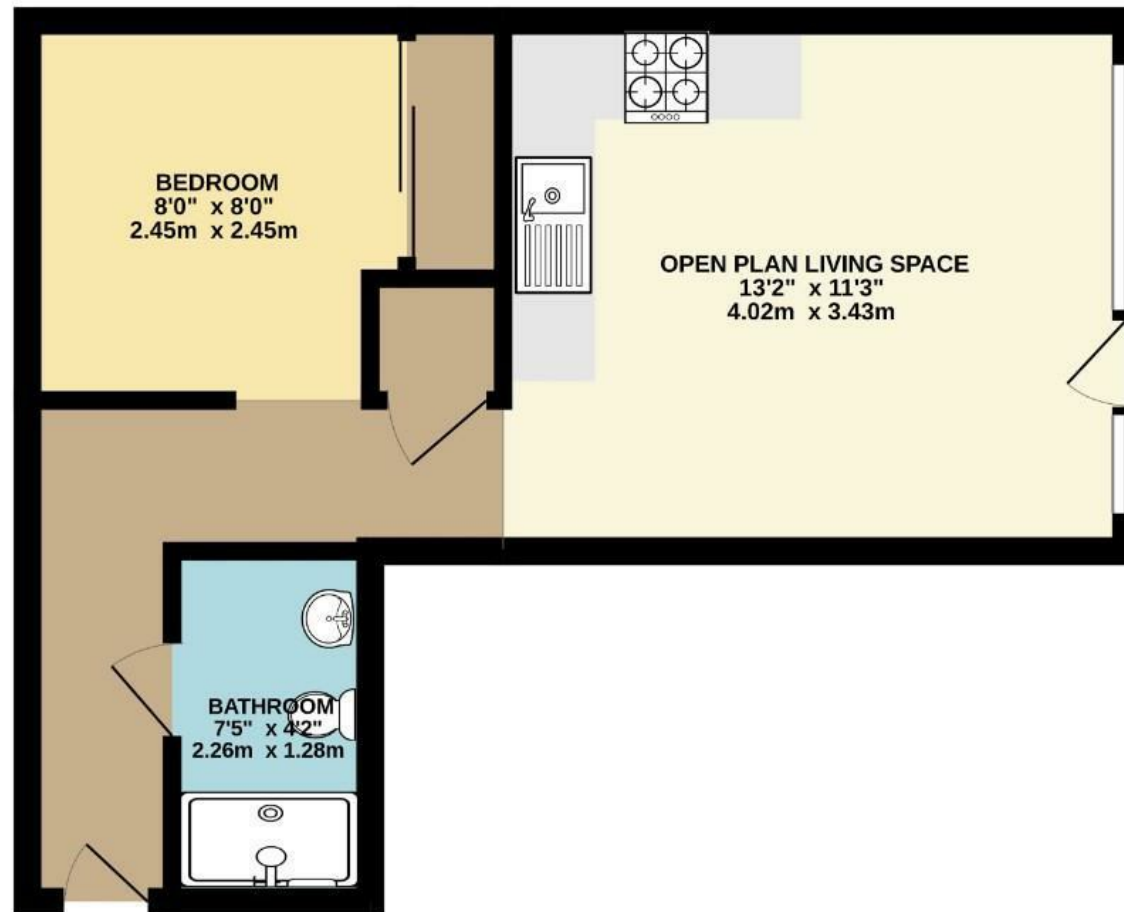
The one double bedroom is well-proportioned, including fitted wardrobes with shelving, providing extra storage space. The modern bathroom is equipped with a double shower, sink basin and W/C.

One of the key advantages of this property is the lift access, which adds an extra layer of convenience, particularly for those who may prefer to avoid stairs. Additionally, the absence of an onward chain means that you can move in without delay, making this apartment an attractive option for those eager to settle into their new home.

Located in a vibrant area, this apartment is well-connected to local amenities and transport links, ensuring that you have everything you need within easy reach. Whether you are looking to invest or find a new home, this one-bedroom apartment at Atlantic One is a wonderful opportunity not to be missed.

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GROUND FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 316 sq.ft. (29.3 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 250 years from 14th February 2008 and a ground rent charge of £263.63 per annum. There is a service charge of £1,278.72 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

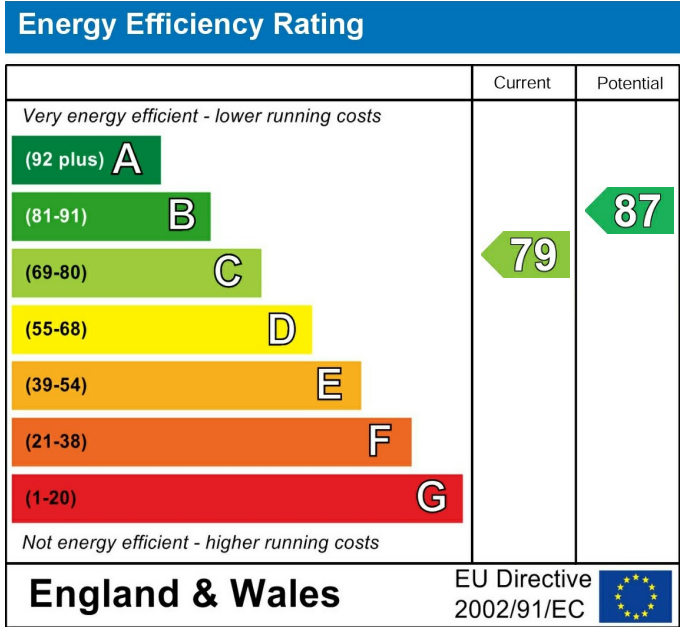
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

### 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.











