



HUNTERS[®]
HERE TO GET *you* THERE

Apartment 33, Great Central, 2 Chatham Street, Sheffield, S3
8FG

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Guide Price £120,000

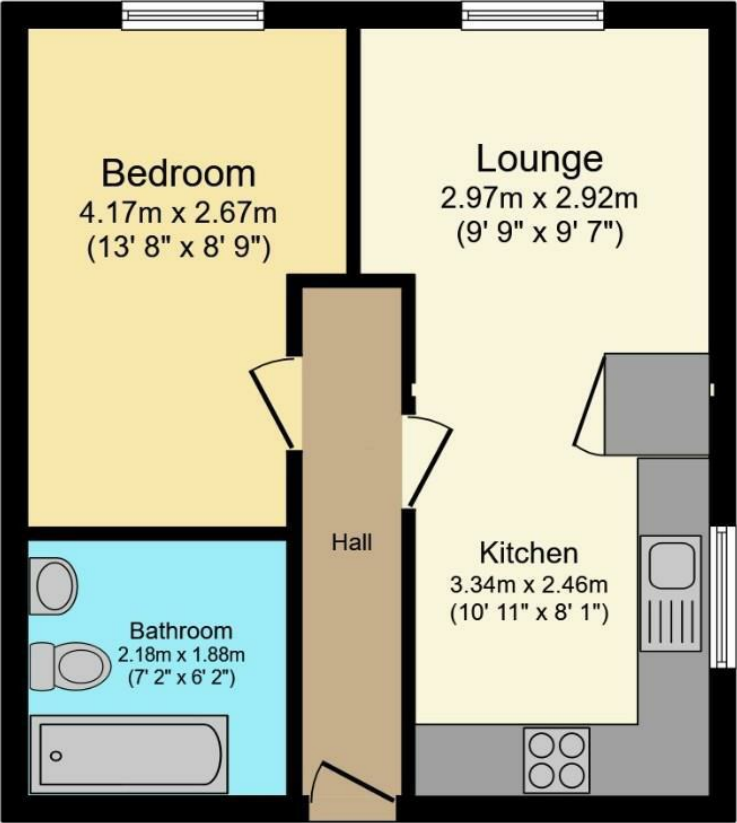
| SECOND FLOOR | MODERN KITCHEN | Located in the heart of Sheffield, this charming one-bedroom apartment in Great Central offers a perfect blend of modern living and convenience. Ideal for first-time buyers or investors, this property features a well-appointed bedroom and a contemporary bathroom, ensuring comfort and style.

The heart of the home is undoubtedly the modern kitchen, which is designed to meet the needs of today's lifestyle. With its sleek finishes and practical layout, it provides an inviting space for cooking and entertaining. The apartment is situated on the middle floor, offering a pleasant balance of accessibility and privacy.

Being centrally located, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and public transport links, making it an excellent choice for those who appreciate urban living. The property is currently tenanted, presenting a fantastic opportunity for investors looking to expand their portfolio.

This delightful home is not just a property; it is a lifestyle choice, perfect for those seeking a vibrant community atmosphere in Sheffield. Whether you are looking to make it your own or continue as a rental investment, this property is sure to impress. Don't miss the chance to view this exceptional offering in a prime location.

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



Floor Plan
Floor area 36.5 sq.m. (393 sq.ft.)

Total floor area: 36.5 sq.m. (393 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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	83	83	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

GENERAL REMARKS

TENURE

This property is a Leasehold with a term of 250 years from 29th April 2021 and a ground rent of £150.00 per annum. There is a service charge of £989.00 per annum.

RATING ASSESSMENT

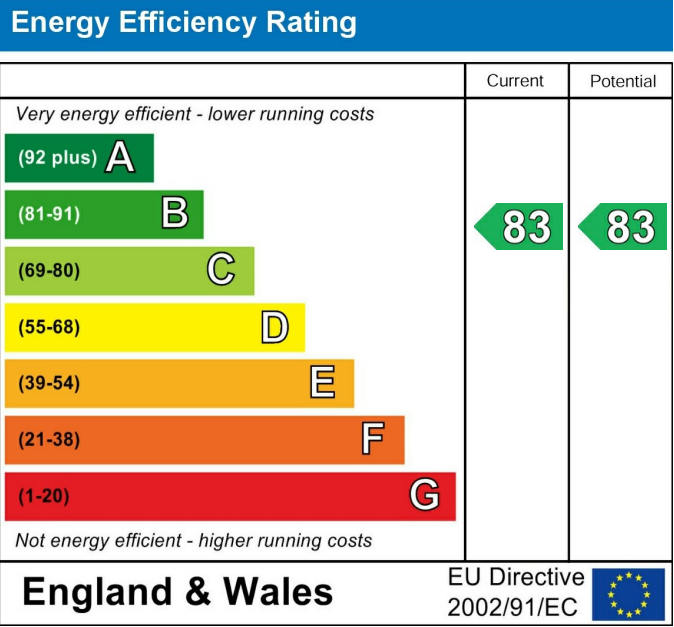
The property is assessed for Council Tax purposes to Band A.

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.



