

Bramall Lane,Sheffield S2 4RR

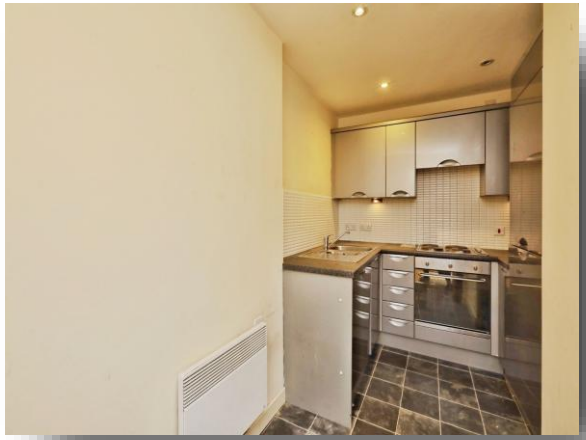
william h brown

welcome to

Bramall Lane,Sheffield

Call us on 0114 247 1421.













Hall
Having the entrance door and proving access to theres tof the property.

Living Room
12' x 18' 5" (3.66m x 5.61m)
Having a rear facing and side facing double glazed window and a radiator.

Kitchen
7' 2" x 11' 2" (2.18m x 3.40m)
Having a range of wall and base units with rolled edge work surfaces and an inset stainless steel sink, an integrated oven and an extractor fan.

A/C
Bedroom One
13' 2" x 8' 7" (4.01m x 2.62m)
Having a radiator and a rear facing double glazed window.

En-Suite
4' x 8' 7" (1.22m x 2.62m)
Having a shower suite, WC and sink basin.

Bedroom Two
8' 6" x 11' 2" (2.59m x 3.40m)
Having a radiator.

Bathroom
5' 4" x 8' 6" (1.63m x 2.59m)
Having a bath, WC and sink basin.

Secured Communal Entrance
Having a communal entrance to the front of the building with restricted access.

Parking
There is an underground residents parking lot.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Bramall Lane, Sheffield

- Two bedrooms
- Apartment
- En-suite bathroom
- Resident Parking
- Access to local amenities

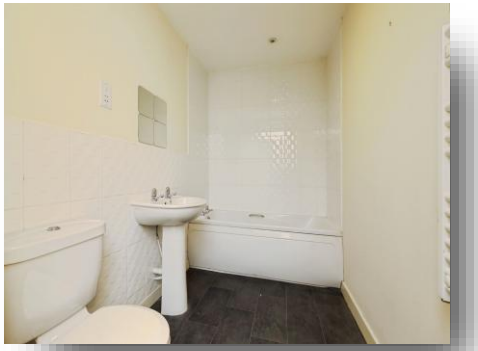
Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2700.00
Ground Rent: 204.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£70,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114725

The Property Ombudsman

Property Ref:
CPK114725 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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