

**HUNTERS®**  
HERE TO GET *you* THERE

Apartment 11, Solly Place, 7 Solly Street, Sheffield, S1 4DE

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Offers Around £125,000

| TWO DOUBLE BEDROOMS WITH EN SUITE | INVESTMENT OPPORTUNITY | Hunters Crookes are delighted to offer this purpose-built flat located at Solly Place in the City Centre. This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for both first-time buyers, investors and those looking to downsize.

Upon entering, you will find a spacious open-plan living area that seamlessly combines the lounge and dining space, creating an inviting atmosphere for relaxation and entertaining. The fitted kitchen is equipped with integrated appliances, ensuring that cooking and meal preparation are both convenient and enjoyable.

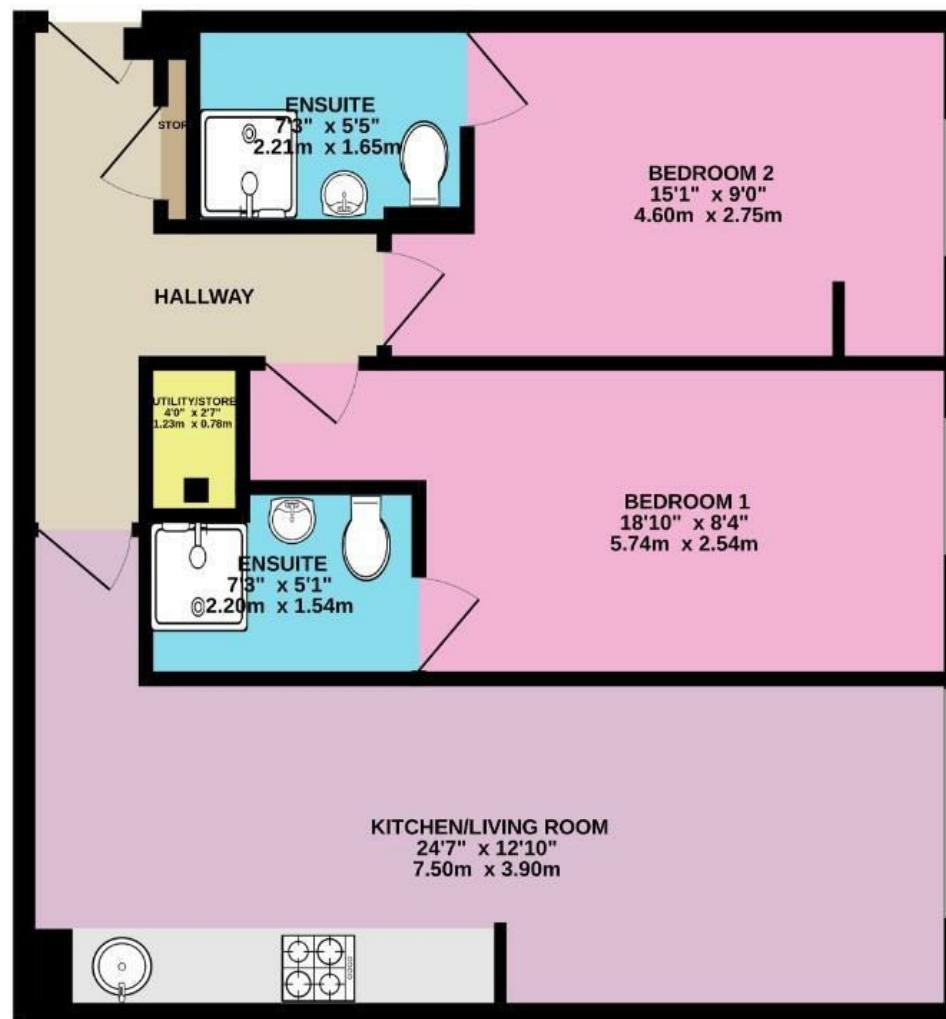
The flat boasts two generously sized double bedrooms, each featuring its own en-suite shower room. This thoughtful layout provides privacy and convenience, making it perfect for guests or family members.

Additionally, residents can enjoy access to a communal garden space, offering a lovely outdoor area to unwind and socialise with neighbours. The property is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

This flat is not only a wonderful home but also a fantastic investment opportunity in a sought-after location. With its modern amenities and well-designed layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely flat your new home.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
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GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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 200 years from 3rd October 2019 at a ground rent of £225.00 per annum. There is a service charge of £2,038.68 per annum.

### RATING ASSESSMENT

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

### 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.

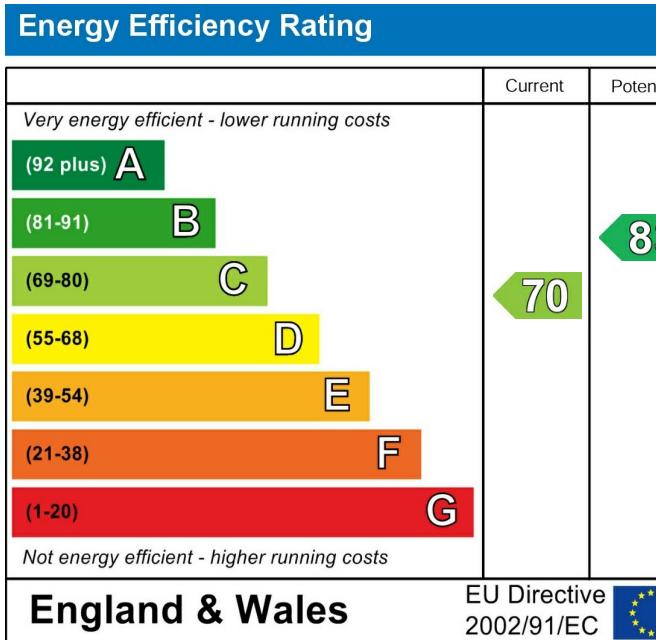
### MORTGAGE FACILITIES

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, 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.



