



Not for marketing purposes INTERNAL USE ONLY

**Heritage Court Rotherham Road, Dinnington Sheffield S25 3SA**

**welcome to**

## **Heritage Court Rotherham Road, Dinnington Sheffield**

Two double bedroom apartment for sale with NO CHAIN. Ideal investment opportunity. Accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms and bathroom. Gated entrance and one allocated parking space. Close to local amenities together with transport links. CASH BUYERS ONLY

### **Communal Entrance**

With stairs to first floor

### **Entrance Hallway**

Having electric storage heater, two good sized storage cupboards.

### **Kitchen**

8' x 7' ( 2.44m x 2.13m )

Having base and wall units set above and below worksurfaces. Inset sink and drainer, electric hob and oven, built in fridge/freezer, washing machine and dishwasher.

### **Lounge**

17' x 13' into doorway ( 5.18m x 3.96m into doorway )

Featuring double glazed French doors which open out to a balcony with glass balustrade. Wall mounted electric heater.

### **Bedroom One**

15' x 8' 11" maximum ( 4.57m x 2.72m maximum )

Having double glazed window, wall heater.

### **Bedroom Two**

15' x 8' 9" ( 4.57m x 2.67m )

Second double bedroom with wall heater and double glazed window.

### **Bathroom**

Comprises bath with shower attachment to taps, low flush WC, hand wash basin, wall heater. Partial tiling to walls.

### **Outside**

The apartment is situated in a block of two within a gated courtyard and has one allocated parking space with additional visitors space available.





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welcome to

## Heritage Court Rotherham Road, Dinnington Sheffield

- FIRST FLOOR APARTMENT
- KITCHEN, LOUNGE, TWO BEDROOMS, BATHROOM
- GATED COURTYARD WITH ALLOCATED PARKING
- \*\*NO CHAIN\*\*
- 

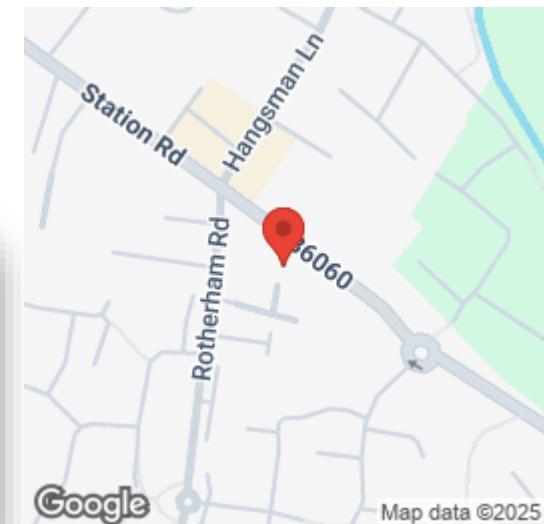
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 950.00

Ground Rent: 250.00

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**



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Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107620 - 0001

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