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Apartment 24, 32 Troutbeck Road, Sheffield, S7 2AG

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£140,000

Welcome to Apartment 24, located on the charming Troutbeck Road in Sheffield, S7 2AG. This delightful one-bedroom apartment is perfect for those seeking a comfortable and modern living space, particularly suited for retirement living.

As you enter the property, you will find a well-appointed reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The apartment features a contemporary design throughout, ensuring that you can enjoy a stylish and functional home. The bedroom is spacious and provides a peaceful retreat, while the bathroom is fitted with modern fixtures for your convenience.

One of the standout features of this property is the availability of on-site facilities, which cater to the needs of residents, enhancing the overall living experience. Additionally, the communal gardens provide a lovely outdoor space where you can enjoy the fresh air and socialise with neighbours.

This apartment is sold with no onward chain, making the purchasing process straightforward and hassle-free. Whether you are looking to downsize or simply seeking a new place to call home, Apartment 24 offers a wonderful opportunity to embrace a relaxed lifestyle in a vibrant community.

Do not miss the chance to view this exceptional property, where comfort and convenience come together in a delightful setting.

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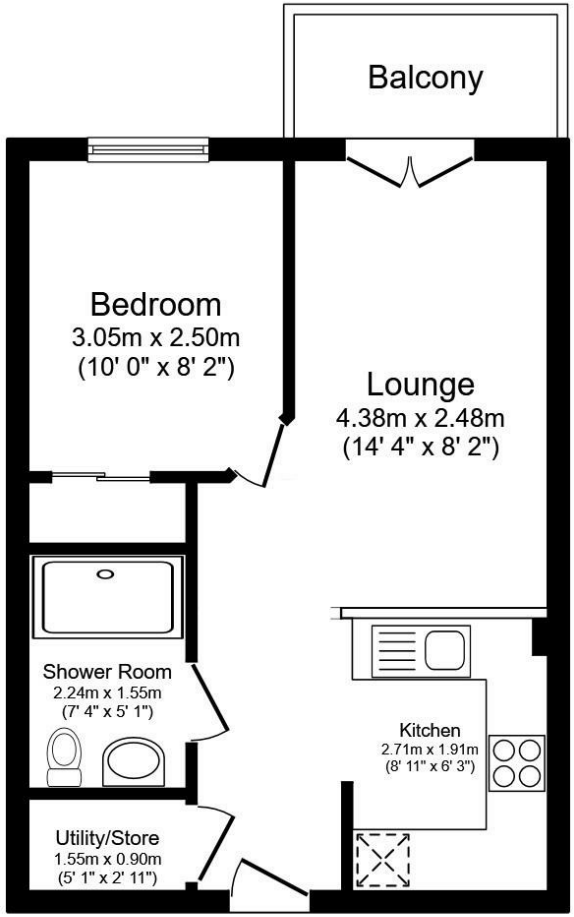
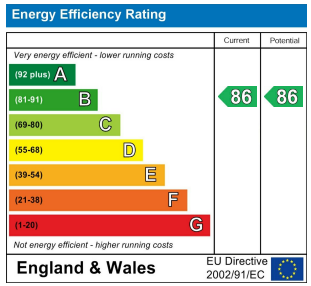
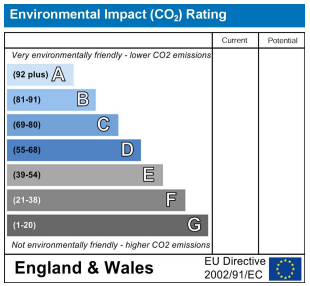


Floor Plan

Total floor area: 36.3 sq.m. (391 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





General Remarks
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TENURE
This property is long Leasehold with a term of 250 years from 2020 at a ground rent of £9,724 per annum.

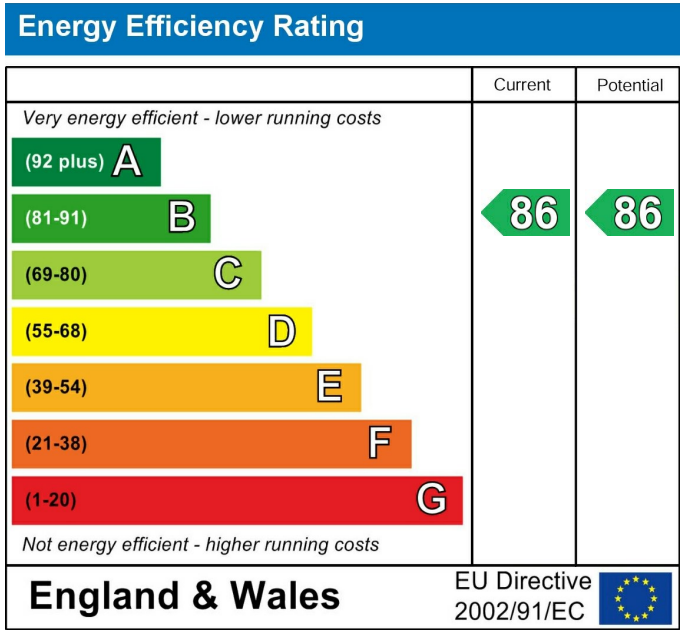
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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
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, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



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.

















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