EADON LOCKWOOD & RIDDLE
ESTD 1840

50 Draymans Court, Ecclesall Road, Sheffield, S11 8HH

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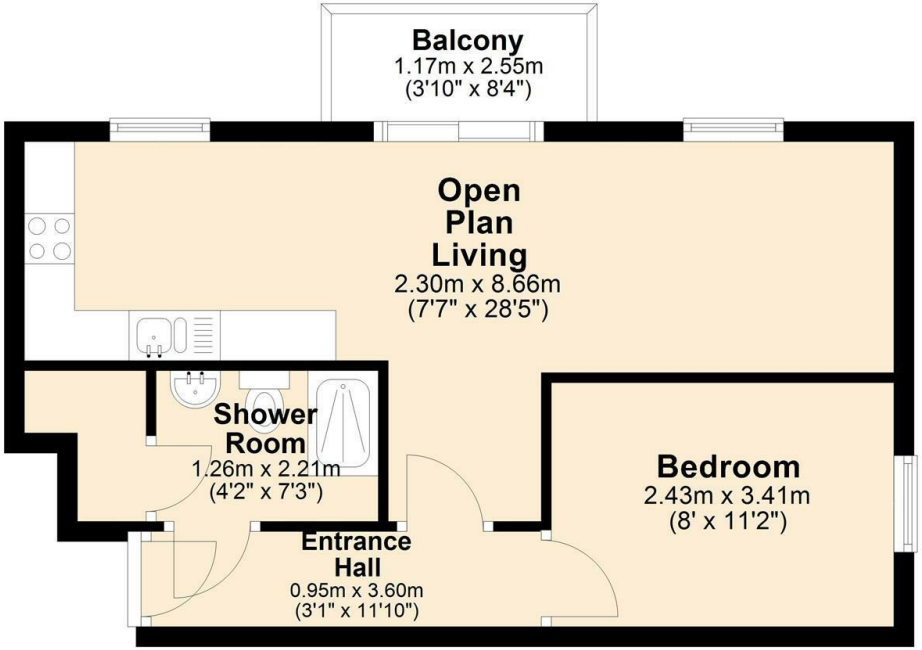
Description

A well presented, one double bedroom apartment that is situated in the desirable Wards Brewery complex. The property benefits from no onward chain and will be perfect for a broad range of buyer. With modern fixtures and fittings in all the right places, no issues with cladding (EWS1 form on file if requested) and a decent rental return this is a great investment property and it will also appeal to first time buyers (no stamp duty), post grads, final year students needing some peace and quiet to study in and also the professional market who want to live somewhere so close to the city and within walking distance of a thriving social scene. The location couldn't get more convenient, on the very edge of the city centre yet also close to the main city hospitals, universities, train station and the many amenities on the cosmopolitan Ecclesall Road and the fashionable neighbourhoods of Sharrowvale and Nether Edge Village. This gorgeous apartment enjoys a sunny, south facing aspect and a delightful view from the south facing balcony, overlooking the Porter Brook. The property also has an off road parking bay for one vehicle, found in the secure, gated, undercroft parking area beneath the flats.

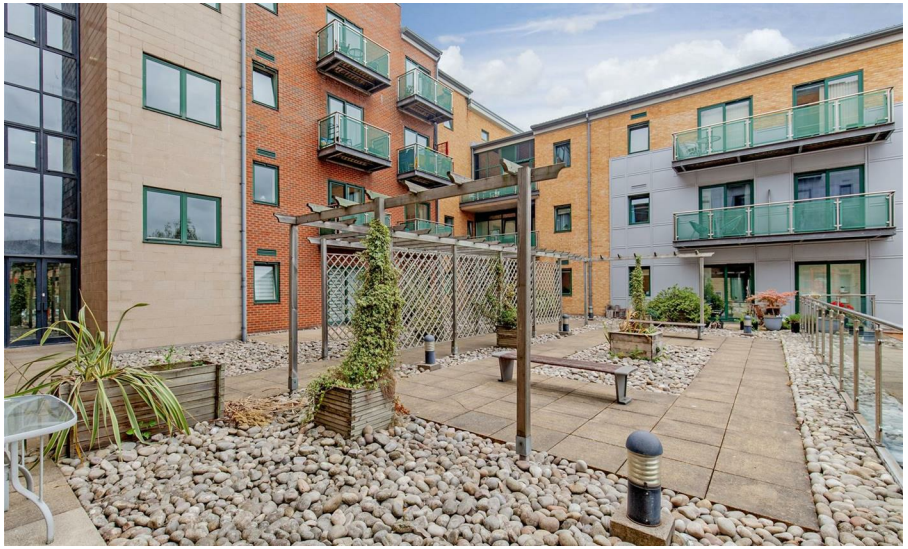
- One double bedroom.
- Large, light and airy, open plan living kitchen.
- South facing balcony, enjoying the sunshine throughout the day and providing some private, outside space for the occupant of the flat.
- Bathroom with modern suite and complementary tiling framing the sanitary ware.
- Lift access to all floors.
- Secure communal hallways and a private entrance hall in the flat.
- Secure, gated, undercroft parking bay to help with car insurance costs.
- Modern building regs, double glazing and an electric heating system all combine to provide an excellent EPC rating of C79.
- Cash buyers only. No onward chain.
- 150 year lease from 2003 with an annual charge of £1908.23 for the service charge, parking fee and ground rent.

Second Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 40.0 sq. metres (430.2 sq. feet)



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