



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

Apartment 11, The Denison 56 Malinda Street, Sheffield, S3 7EF

# Apartment 11, The Denison 56 Malinda Street, Sheffield, S3 7EF

Asking Price £125,000

| NO ONWARD CHAIN | BALCONY | Located in Shalesmoor, this delightful third-floor apartment on Malinda Street offers a perfect blend of modern living and convenience. The property boasts a contemporary design and is part of a well-maintained building, ensuring a comfortable lifestyle for its residents.

As you enter the apartment, you are greeted by a welcoming hallway with a large cloakroom, which houses the washing machine. To the right, step into the inviting open plan lounge diner, which provides a spacious and airy atmosphere, ideal for both relaxation and entertaining. The large windows allow natural light to flood the space, creating a warm and welcoming environment. The well-appointed kitchen, with integrated dishwasher and ample storage cupboards, seamlessly integrates with the living area, making it easy to engage with guests while preparing meals. One of the standout features of this property is the balcony. There is also access to a shared roof terrace on the top floor of the building, with barbecue equipment and views of the city.

The apartment features a generously sized bedroom with fitted wardrobes, providing a peaceful retreat at the end of the day. The bathroom is modern and stylish, equipped with all the necessary amenities for your comfort. The bathroom comprises a bath with shower, a heated towel rail and full-wall heated mirror.

With lift access to the third floor, this apartment is easily accessible for all. Additionally, the property is offered with no onward chain, making it an attractive option for those looking to move in quickly. Its close proximity to transport links ensures that commuting to the city centre or beyond is both convenient and efficient. With walking distance is the sought after location of Kelham Island and in close proximity to amenities like supermarkets, a post office, chemists, and a library. The University on Sheffield is also close by.

Don't miss the chance to make this house your home!

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



## Floor Plan

Floor area 43.0 sq.m. (463 sq.ft.)

Total floor area: 43.0 sq.m. (463 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](http://www.Propertybox.io)

## GENERAL REMARKS

### TENURE

This property is Leasehold with a term of 200 years from 23rd May 2012 and a ground rent of £200.00. There is a service charge of £679.26.

### 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.

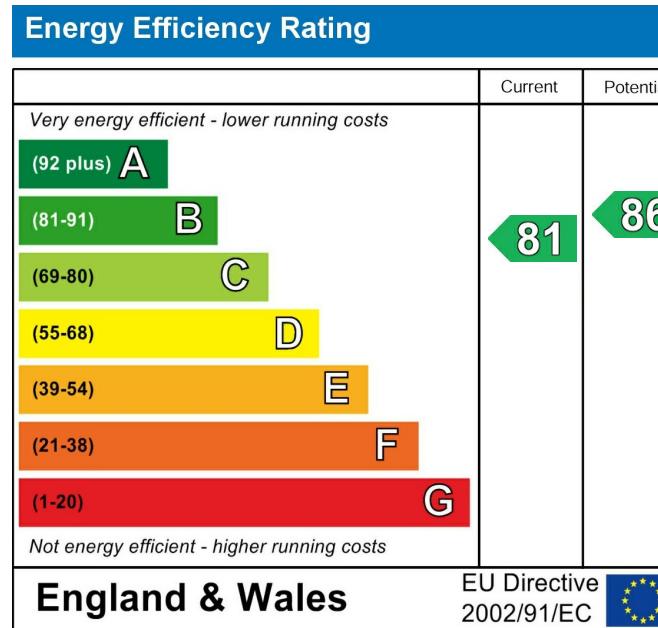
### MORTGAGE FACILITIES

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 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.



