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Apartment 13, Gillfield House 1 Elm Gardens, Sheffield, S10 5AB

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Asking Price £220,000

| ALLOCATED PARKING SPACE | GREAT LOCAL AMENITIES | A second floor apartment situated in this sought after development, and offered for sale with no onward chain. Don't miss out !

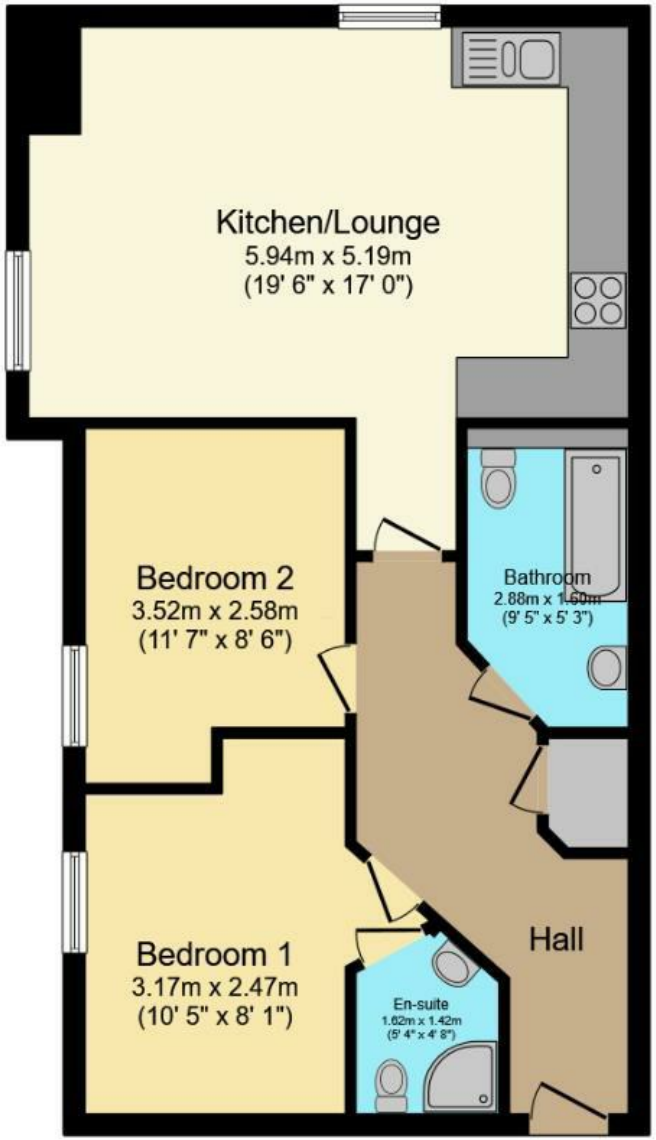
As you enter the apartment through the hallway, you are first greeted by the master bedroom. With the benefit of an en suite shower room, this space provides a private sanctuary, with a separate family bathroom to cater to the needs of guests and residents alike. Through to a further double bedroom, offer ample space for storage and providing the option to create a guest bedroom or office space. To the rear, you are welcomed into the open plan living area, seamlessly combining the lounge and fitted kitchen. This inviting space is perfect for entertaining guests or enjoying a quiet evening at home. The kitchen combines a range of integrated appliances and storage units.

One of the standout features of this property is the allocated parking space, complemented by additional visitor spaces, making it easy for friends and family to visit. The location of Gillfield House offers excellent access to Sheffield's universities and hospitals, making it particularly appealing for students and healthcare professionals.

In summary, this apartment at Gillfield House presents a wonderful opportunity to enjoy modern living in a sought-after area of Sheffield. With its well-designed layout, convenient amenities and the benefit of no onward chain, this property is not to be missed!

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Floor Plan

Floor area 58.7 sq.m. (632 sq.ft.)

Total floor area: 58.7 sq.m. (632 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

TENURE

We understand the property is Leasehold with a term of 125 years from 29th June 2017 and a ground rent of £250.00 per annum. There is a service charge of £1,700.00 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

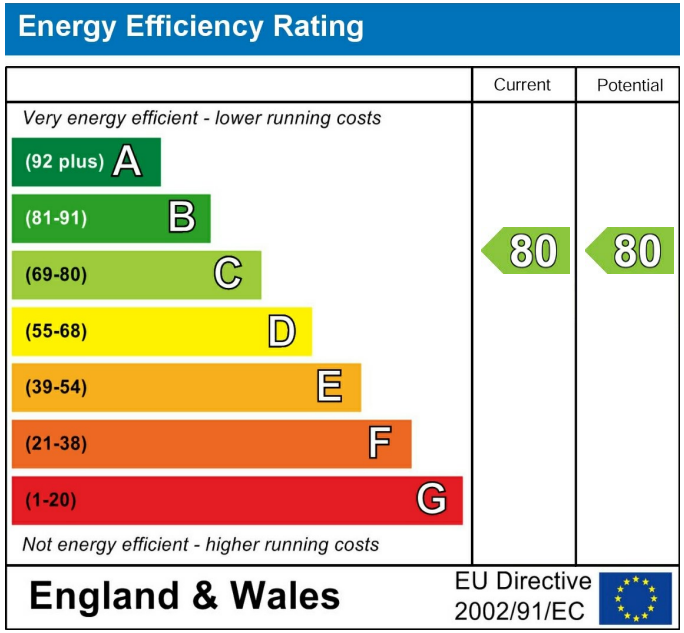
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 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 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.





































