



## Marketing Preview



**39 Kyle Close, Renishaw, Sheffield, S21 3WW**

**£125,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



PERFECT FOR FIRST-TIME BUYERS – CHAIN FREE! INCLUDED IN PRICE - both TVs, appliances, any furniture and fittings wanted (optional for everything to remain)

A two-bedroom first-floor flat offered for sale fully furnished by the owner (optional). The property is modern, well presented and ready to move into, with a large lounge/diner. Situated backing onto canal walks and benefiting from good road links to Chesterfield and Sheffield, as well as close proximity to the M1 motorway.

### SUMMARY

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A secure communal entrance door with intercom system leads into the building. The flat itself opens into a welcoming hallway with access to the lounge/diner, bathroom, storage cupboard and both bedrooms. The lounge/diner is a large and bright living space, featuring a window with woodland and canal views and newly fitted flooring. This area is open to the kitchen, which is fitted with modern wall and base units and includes both integrated and freestanding appliances. The bathroom comprises a bath with overhead shower, pedestal sink and concealed cistern WC. The main bedroom is a good-sized double with built-in wardrobes and woodland views, while the second bedroom is a single with fitted wardrobes, ideal for use as a home office or dressing room.

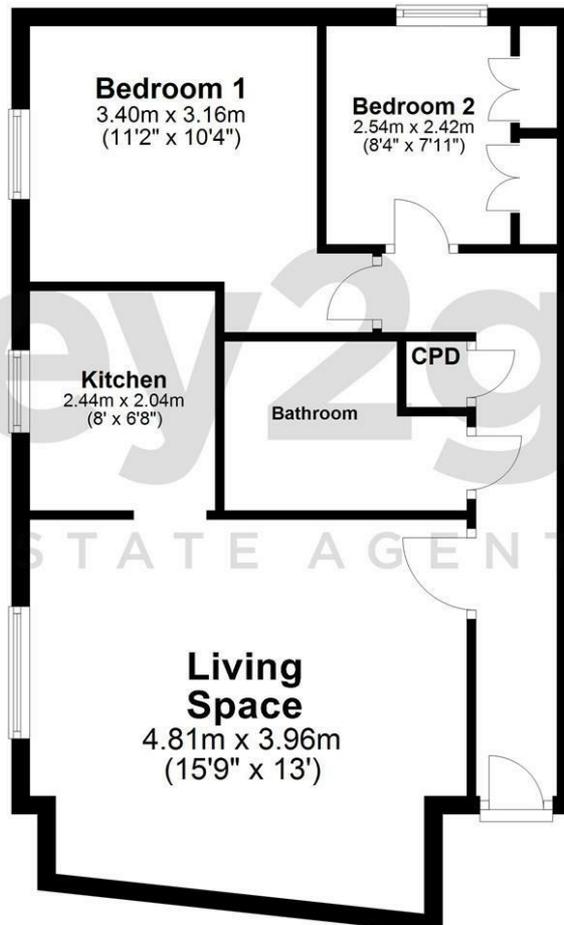
First-floor flat accessed through the communal entrance, positioned to the rear on the right-hand side.

### PROPERTY DETAILS

- LEASEHOLD, 981 YEARS REMAINING, £40PA GROUND RENT, £1600PA SERVICE CHARGE (PAID MONTHLY OR UPFRONT)
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

