SK estate agents

passionate about property



Bramall Lane, Sheffield S2 4RR

Guide Price £90,000

GUIDE PRICE £90,000 - £100,000

SUITABLE FOR BUY TO LET INVESTORS - TENANT IN SITU.

SK Estate Agents are pleased to offer to the market for sale, this well presented FURNISHED, TWO DOUBLE BEDROOMED, PENTHOUSE APARTMENT located in the modern development of Anchor Point, Bramall Lane. Having generously sized rooms throughout and a private secure underground parking space. In brief the property comprises; lounge, modern kitchen, bathroom, two double bedrooms, en-suite bathroom, two private balconies and underground parking.

Annual Service Charge: £4,422.08
Water Charge - £1204.04 PA

Tenure: Leasehold







Entrance Hallway
Entry from a communal hallway via a wooden external door leads to the entrance hall. Having carpeted flooring, wall mounted electric heater and large storage cupboard housing the hot water tank.

Lounge
16'8" x 13'8" (5.09m x 4.18m)
Generously proportioned living space enjoys spectacular views from a private balcony. Having fully glazed UPVC french doors opening to the balcony, carpeted flooring and two wall mounted electric heaters. Included furniture comprises of; three person sofa, glass coffee table, patterned rug, widescreen HDTV and stand, glass dining table with four wooden chairs and reading lamp.

Kitchen
12'11" x 7'8" (3.94m x 2.36m)
Modern and well appointed high specification kitchen with a variety of wall and base units. Having contrasting granite effect counter top incorporating a stainless steel one and a half bowl sink and drainer and a 4 ring ceramic hob with mirrored fan assisted oven below and integrated extractor unit above. Also having integrated fridge and freezer, integrated washer/dryer, stone effect cushioned flooring, under counter lighting, recessed halogen spotlighting and front facing double glazed window unit. Included furniture and white goods comprise of; wooden table with 2 chairs, kettle, toaster and microwave.

Bathroom
8'5" x 6'2" (2.59m x 1.89m)
Good sized bathroom featuring a matching 3 piece suite. Having ceramic pedestal sink, low flushing WC, panelled bath, electrically heated towel rail, tiled splashbacks, mosaic effect cushioned flooring, recessed halogen spotlighting and obscured front facing double glazed window unit.

Bedroom One
11'6" x 15'1" (3.52m x 4.62m)
Spacious double bedroom with the added benefit of an en-suite bathroom. Having double glazed UPVC French doors leading to a private balcony, carpeted flooring and wall mounted electric heater. Included furniture comprises; wooden double bed frame and mattress, two bedside drawer units, wooden chest of drawers and a wooden mirrored triple wardrobe.

En-Suite
9'0" x 6'0" (2.76m x 1.85m)
Impressively sized en-suite featuring a matching 3 piece suite. Having ceramic pedestal sink, low flushing WC, panelled bath with shower over, electrically heated towel rail, tiled splash backs, mosaic effect cushioned flooring and recessed halogen spotlighting.

Bedroom Two
9'5" x 11'6" (2.89m x 3.51m)
Good sized double bedroom having carpeted flooring, wall mounted electric heater and rear facing UPVC double glazed window unit. Included furniture comprises of; metal framed double bed and mattress, wooden wardrobe, chest of drawers, bedside table and reading lamp.

Outside







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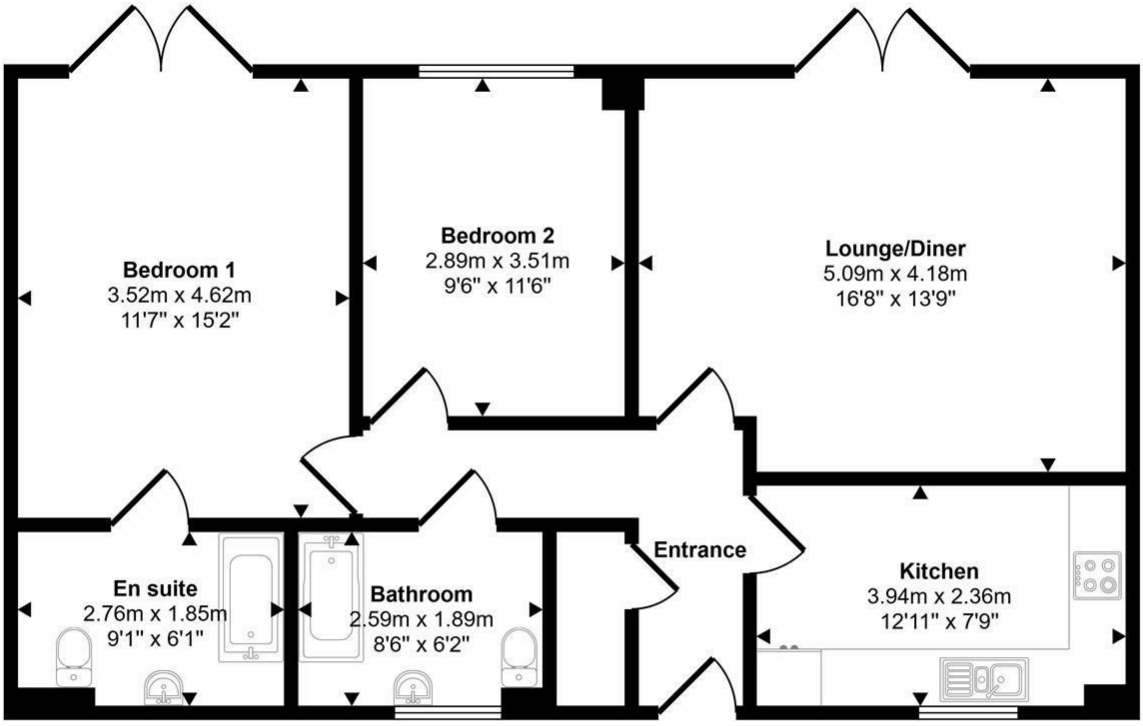
The property benefits from two generous private balconies with spectacular views southwards across the city. There is also a private and secure underground parking space.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents

Approx Gross Internal Area
78 sq m / 842 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

