

25 Redholme, 397 Sandygate Road, Sheffield, S10 5UA  
£140,000



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**Council Tax Band: B**

A bright, spacious and well presented two double bedroom ground floor apartment which is set within this popular development in Sandygate. Perfect for first time buyers, downsizers and landlords, the property enjoys good sized rooms throughout, communal parking, is situated close to shops and amenities, and is well served by regular bus routes giving easy access to the universities and hospitals. The Peak District is also a short journey away. With double glazing and electric heating throughout, the property in brief comprises; secure communal entrance lobby with intercom access, entrance hallway with storage, a spacious living room, kitchen, two double sized bedrooms and a bathroom. Outside, there are communal gardens to the front and rear and communal parking for residents. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended. Leasehold tenure, 200 year lease from 1984. Ground rent is £10pa, service charge £175.69 per month. Council tax band B.

#### **Communal Entrance Lobby**

Access to the building is gained through a secure communal entrance door which has an intercom system and leads to the lobby area.

#### **Entrance Hallway**

A solid wood entrance door leads into the hallway which has laminate flooring, two storage cupboards and a cupboard housing the warm air central heating boiler. Doors lead to all rooms in the apartment.

#### **Living Room**

A bright and spacious living room which has ample space for both living and dining furniture. With laminate flooring and a rear facing upvc double glazed bay window overlooking the communal grounds.

#### **Kitchen**

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. With space for appliances including a cooker, fridge freezer,

washing machine and tumble dryer. There is a rear facing upvc double glazed window and laminate flooring.

#### **Master Bedroom**

A spacious double sized bedroom which has a front facing upvc double glazed window.

#### **Bedroom Two**

The second bedroom is another double sized room which has a front facing upvc double glazed window and laminate flooring.

#### **Bathroom**

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a side facing upvc double glazed window and recently fitted water cylinder in a cupboard.

#### **Outside**

The property is set within communal grounds which include a pleasant and spacious lawn to the rear and paths leading to the three main buildings. There is a large communal parking area to the front accessed from Sandygate Road.



## Floor Plan

Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 61                      | 74        |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |