



12 Brincliffe Court, Netheredge Road

Nether Edge Village, Sheffield, S7 1RX

Asking Price £165,000



12 Brincliffe Court, Netheredge Road



Description

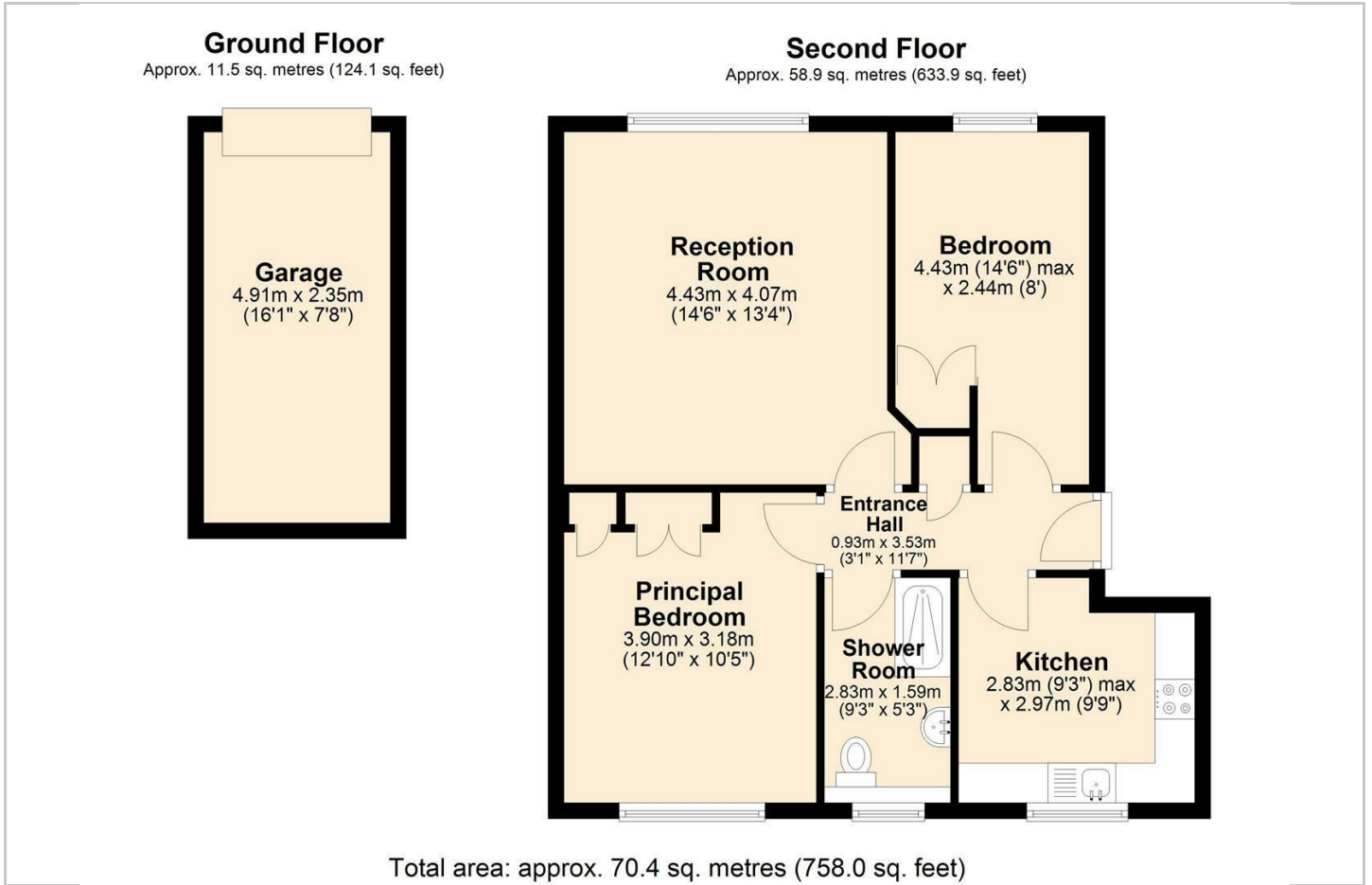
Available with no onward chain and situated on the second floor of this purpose built block, a short stroll away from the heart of fashionable Nether Edge Village. This lovely apartment is perfectly placed to access and enjoy everything that this desirable locality offers. The property offers 633 square feet of accommodation and will suit a broad range of buyer. Residents own a share of the freehold and, as such,, the service charge is kept to a respectable amount and if you are a car owner, or need more storage, there is the option to purchase a garage via a separate negotiation via ELR (circa £15,000 TBC).

- No onward chain.
- Secure communal hallway with stairs rising to second floor (no lift).
- Spacious sitting room with a pleasing aspect overlooking the road and beyond.
- Communal off road parking.
- Council Tax Band A, 200 year lease from 1962 at an annual ground rent of £126 and a £1200 per annum service charge.
- Two good bedrooms, both with built in wardrobes.
- Kitchen with fitted wall and base units and a shower room.
- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Separate negotiation for a single garage and internal fixtures and fittings.
- Full UPVC double glazing and gas central heating via a combination boiler combine to provide an EPC rating of D67.

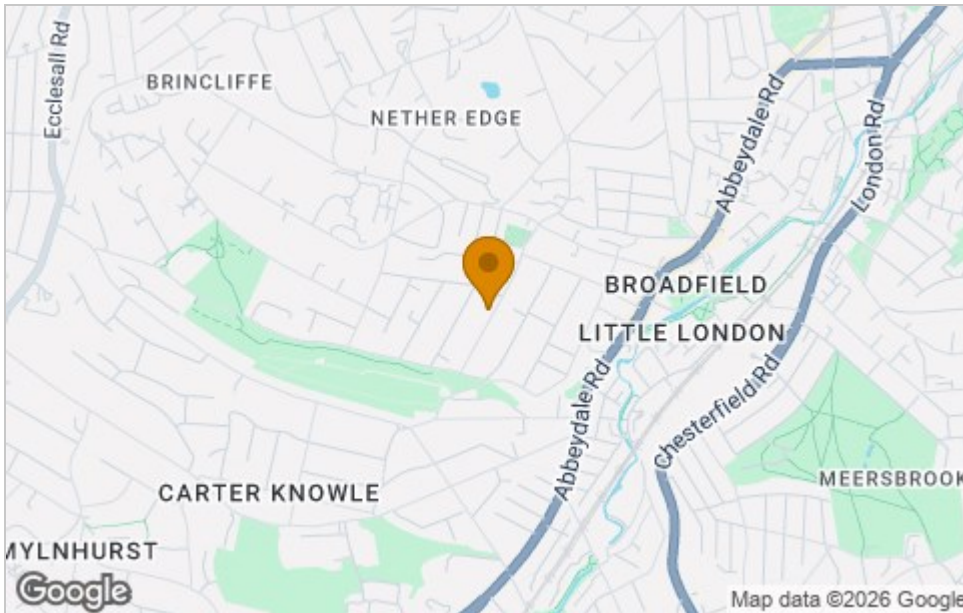




Floor Plan



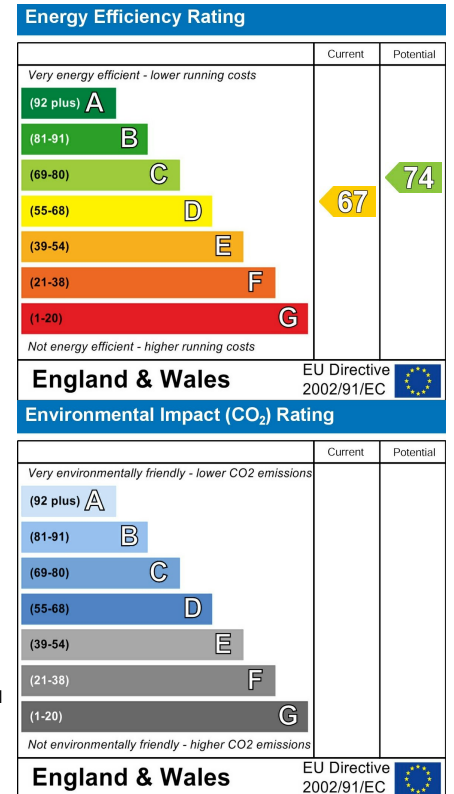
Area Map



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.