



HUNTERS[®]
HERE TO GET *you* THERE

57 St. Francis Close, Sheffield, S10 5SX

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Offers Around £160,000

| OVER 55 DEVELOPMENT | SOUGHT AFTER LOCATION | Nestled in the desirable development of St. Francis Close in Crosspool, this charming first-floor apartment presents an excellent opportunity for those looking to downsize. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting lounge serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

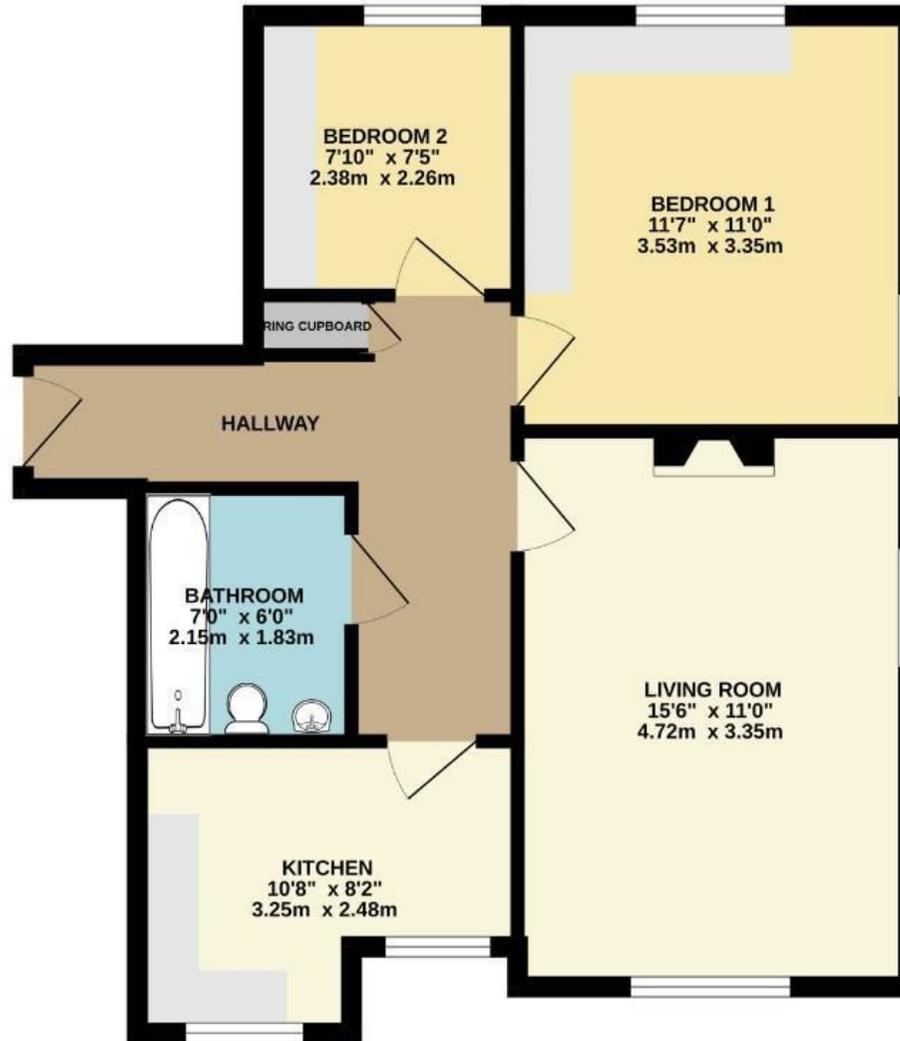
The apartment features a modern bathroom, ensuring convenience and comfort for its residents. One of the standout attributes of this property is the allocated parking space, a rare find in such a sought-after location, making daily life that little bit easier.

With no onward chain, this apartment is ready for you to move in without delay, allowing for a smooth transition into your new home. The surrounding area of Crosspool is known for its community spirit and excellent local amenities, including shops, schools, and parks, all within easy reach.

This property is not just a home; it is a lifestyle choice in a vibrant and friendly neighbourhood. This apartment in St. Francis Close is a remarkable find that should not be missed!

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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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GENERAL REMARKS

TENURE

We understand the property is Leasehold with an unexpired term of 125 years from 2003 and ground rent of £20.00 per annum. There is a service charge payable of £720.00 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.





