

Key Property Information

The information provided is given to the best of the seller’s knowledge at the time of publication. It is for general informational purposes only and does not constitute legal or professional advice. Prospective buyers should not rely solely on this information and are advised to obtain independent legal advice before making any purchase decisions.

Property Address	Apartment 13
	Cutlers House
	45a Mowbray Street
	Sheffield
	S3 8ES
Date	18 August 2026

Connection to Services

Mains Electricity:	Yes
Provider:	not known
Mains Gas:	Yes
Provider:	not known
Mains Water:	Yes
Provider:	not known
Mains Sewerage	Yes
Provider:	not known

Heating Systems

How is the property heated?

Mains gas	☒
Oil	☐
Heat pumps	☐
Liquid Gas	☐
Electricity	☐
Underfloor	☐
Woodburning / multi-fuel stove	☐
Other	☐

Other Details (if applicable)

Services

Which of the following services are available at the property?

Broadband	Yes
Mobile Signal	Yes

Flood Risk

Has the property flooded in the last 5 years? No

If yes, what was the source of the flood

Ground water
Sewer flooding
Surface water
Coastal flooding
River flooding
Other

Are there any flood defences installed at the property? No

Structural and environmental defects

Does the property have any of the following issues?

Damp	No
Subsidence	No
Asbestos	No
Japanese knotweed	No
Structural hazards (e.g. damaged roof)	No
Other	No

Does the property show any signs of, or sit on land affected by, past or present mining activity? Unknown

Accessibility

Which of the following applies to this property?

Step-free access from the street (including ramps/lifts)	No
Wet room	No
Lateral living (essential living accommodation on the entrance level)	No
Not suitable for wheelchair users	No
Level access	No
Lift access	No
Ramped access	No
Wide doorways	No
Level access shower	No

Rights and informal arrangements

Which of the following applies to this property?

Private rights of way	No
Public rights of way	No
Listed property	NotKnown
Conservation Area	NotKnown
Other restrictions	No

Planning permission

Does the property have the necessary planning and building regulation approvals for all alterations and extensions?

Leasehold Properties

Years remaining	181 years
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Ground Rent (per annum)	£150
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Service Charge (per annum)	£1265.07 for this year
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Ground rent date of following review	1/1/2038 12:00:00 AM +01:00
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