

EADON LOCKWOOD & RIDDLE
ESTD 1840

29, Storth Park, Sheffield, S10 3QH

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Description
Forming part of this well regarded and very popular, purpose built development that is situated around attractive, communal gardens, within a short stroll of regular bus services and excellent village amenities in Fulwood. The flat is located on the second floor and enjoys a quite lovely outlook, over the grounds and towards the scenic Mayfield Valley. The accommodation totals over 852 square feet and on top of this there is a balcony, providing a private external space to enjoy the views in the warmer months of the year. Both bedrooms are of a good size to complement the excellent space in the lounge and the kitchen is wide enough to include a breakfast table as well. The flat has fitted wardrobes in both bedrooms alongside two storage cupboards and there is communal parking alongside a single garage which is ideal for further storage solutions. These flats have always been well regarded however, it is suggested that, the location of number 29, alongside the splendid views and no onward chain will set it apart from most on the site and it will be sure to attract a lot of interest.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Two double bedrooms, both with fitted wardrobes.
- Large, light and airy lounge with fabulous views.
- Private, south westerly facing balcony that overlooks the grounds and the Mayfield Valley.
- Breakfast kitchen.
- Bathroom and a separate W.C.
- No onward chain.
- Excellent location, close to shops, parks, bus services and countryside walks.
- Communal parking and a garage - there are also plans for new electric security gates to be installed at the top of the approach.
- Council Tax Band C, Long lease with £45 per annum ground rent and a separate £1,872.00 annual service charge.
- Gas central heating and UPVD double glazing combine to create an EPC rating of D60.





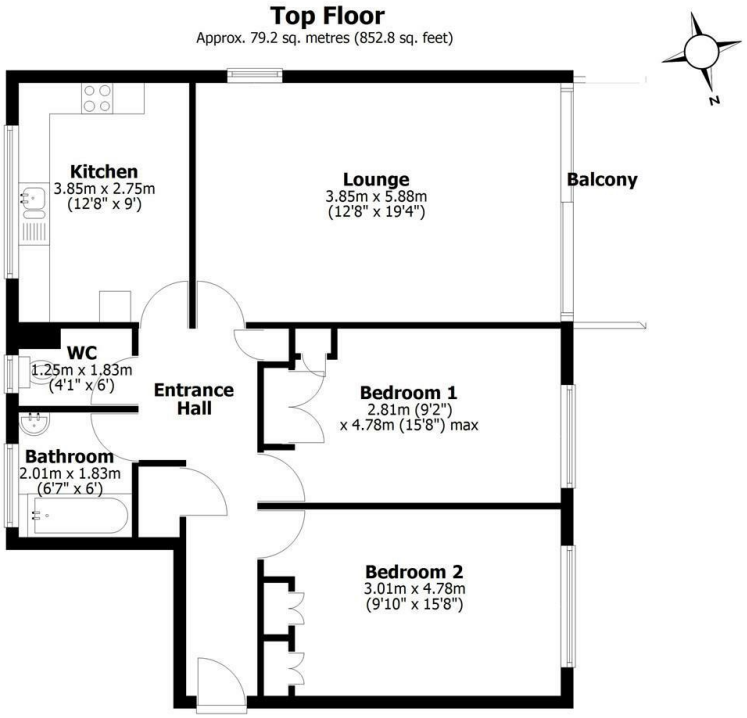












Total area: approx. 79.2 sq. metres (852.8 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

29 Storth Park





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