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Apartment 12, Wheata House 3 Elm Gardens, Sheffield, S10  
5AB

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## Offers Over £210,000

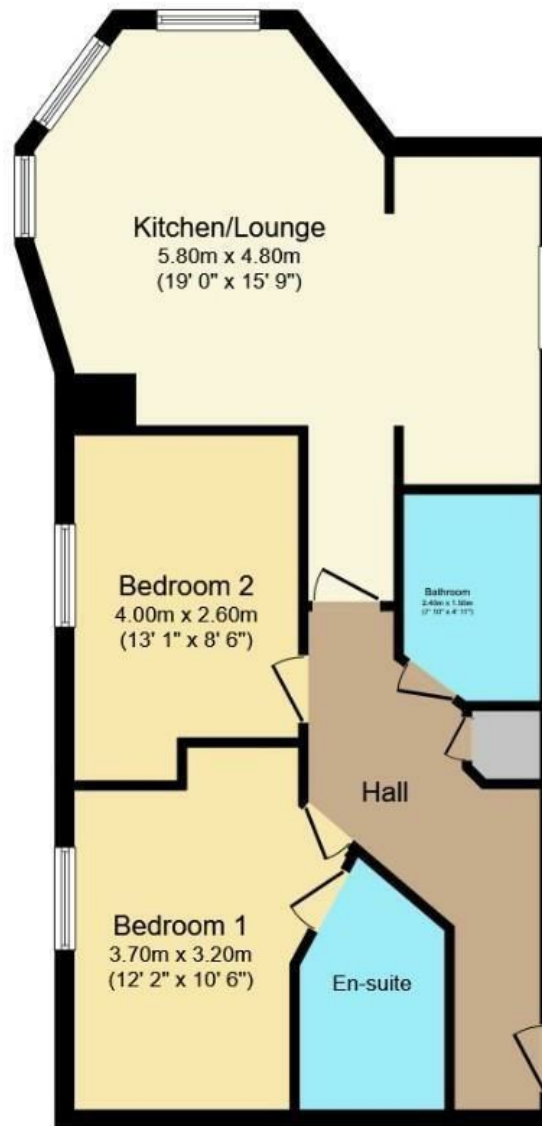
Nestled on the charming estate of Elm Gardens in Crookes, this delightful second-floor apartment offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, including a master suite complete with an en suite shower room, this property is ideal for both individuals and small families seeking a stylish home.

The open plan living space is a standout feature, providing a bright and airy atmosphere that is perfect for entertaining or simply relaxing after a long day. The layout allows for seamless interaction between the kitchen and living areas, making it a wonderful space for social gatherings. The kitchen is equipped with integrated appliances including fridge freezer, dishwasher, oven and hob.

In addition to the spacious interiors, this apartment comes with the added convenience of an allocated parking space, along with visitor spaces for guests. The communal garden space is a lovely touch, offering residents a tranquil outdoor area to enjoy the fresh air and greenery.

Situated in the sought-after Crookes area, this property is well-connected to local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate a vibrant community. With its modern features and prime location, this apartment is a fantastic opportunity for anyone looking to make a new home in a desirable part of Sheffield.

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Total floor area 64.6 m<sup>2</sup> (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**GENERAL REMARKS**

**TENURE**

This property is leasehold with 115 years remaining at a cost of £250.00 per annum. The service charges are £1,550 per annum.

**RATING ASSESSMENT**

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

**VACANT POSSESSION**

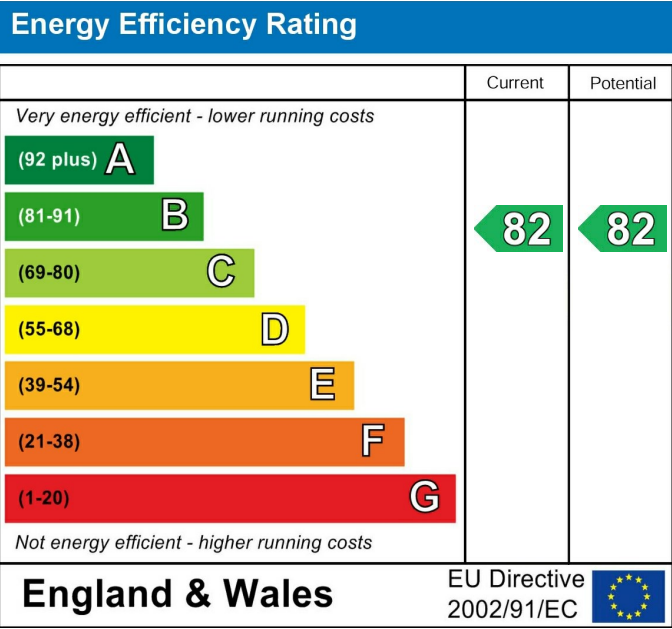
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**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.



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.









