

48, The Glen, Sheffield, S10 3FN

48, The Glen

Sheffield, S10 3FN

Description

A larger than average ground floor apartment that offers over 1017 square feet of accommodation, is available with no onward chain and forms part of this desirable development. The Glen is such a great place to live, with residents enjoying exclusive use of the very generous, communal grounds that extend to approximately three acres. Number 48 occupies a prime position on the site, located to the rear, away from traffic noise and having a lovely view over the grounds from the west facing terrace and sitting room. The design of the apartment could be modified (as others have been) by combining the kitchen and dining room together if required. The bedrooms have a west facing aspect so their occupants aren't woken too early in the morning. Although requiring a degree of modernisation there is double glazing and gas central heating to ensure a cosy and cost effective home with an excellent C rating on the EPC. Visitors to The Glen are encouraged to use the parking bays at the front of the property with residents enjoying use of communal parking to the rear. Number 48 also comes equipped with a single garage that provides storage solutions to the owner and the chance to securely park if preferred. This really could be a fabulous apartment that will appeal to a broad range of buyer and will be particularly attractive to those who are looking to future proof their lives.

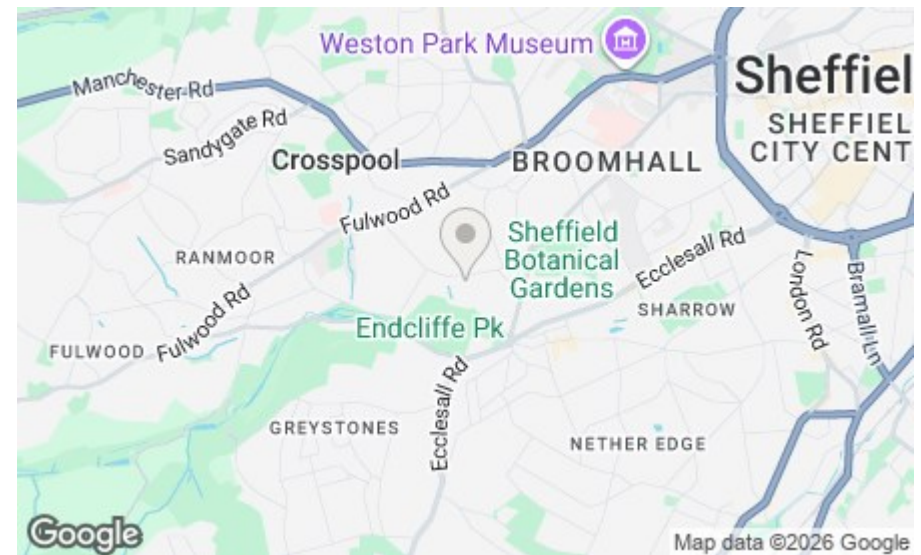
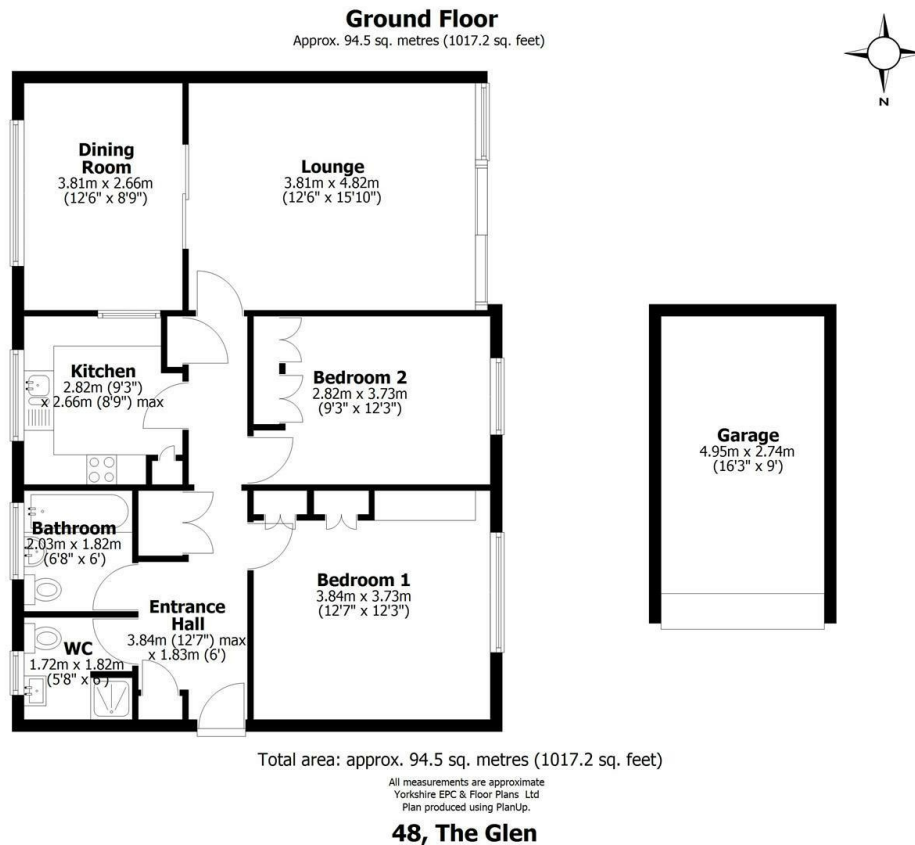
Important Information

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.

- Gas central heating and UPVC double glazing combine to provide an excellent EPC rating of C72.
- Two double bedrooms, both with built in wardrobes.
- Living room with patio door to the terrace and expansive communal grounds.
- Dining room with double doors opening into the living room.
- Kitchen equipped with a range of wall and base units.
- Bathroom with bath, pedestal wash basin and low flush WC alongside a separate shower room with a shower cubicle, pedestal wash basin and low flush WC.
- Communal entrance hall with two built-in cupboards and a security intercom. Access to a private entrance hall with a number of storage cupboards.
- Off road parking for both guests and residents and a single garage for storage or parking a car.
- No onward chain and Council Tax Band C.
- 142 years remaining on the lease with a combined service charge and ground rent of £2267.45 per annum.







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.