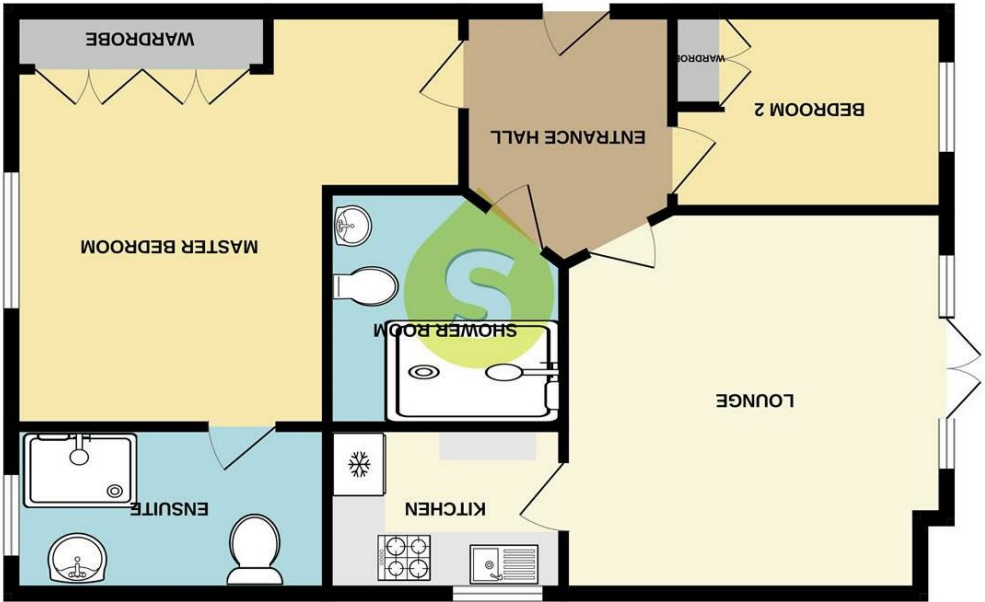




Coopers Court,
Sheffield S1
£230,000

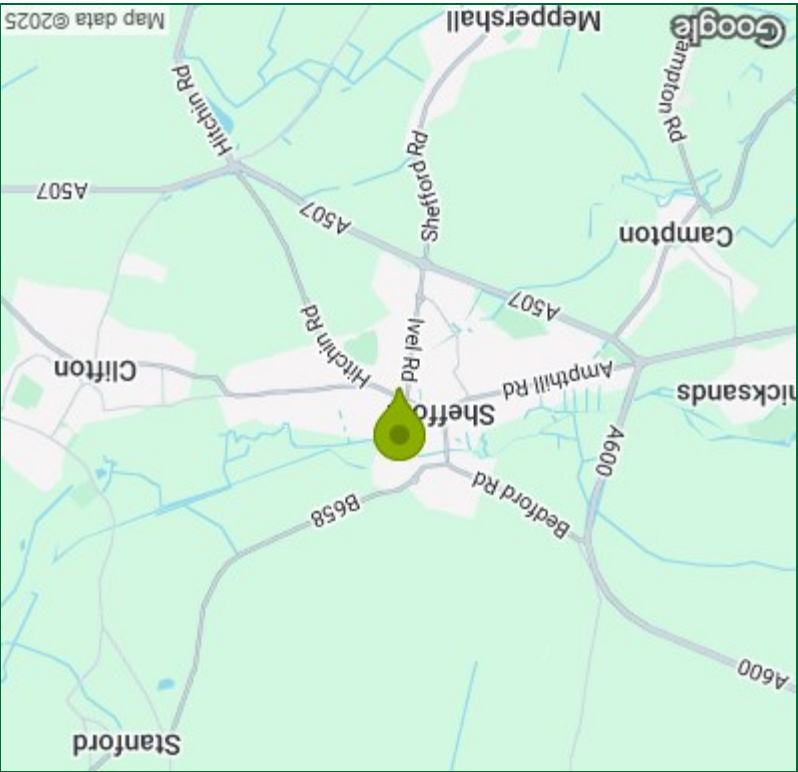
-  2
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Floor Plan



GROUND FLOOR

Area Map



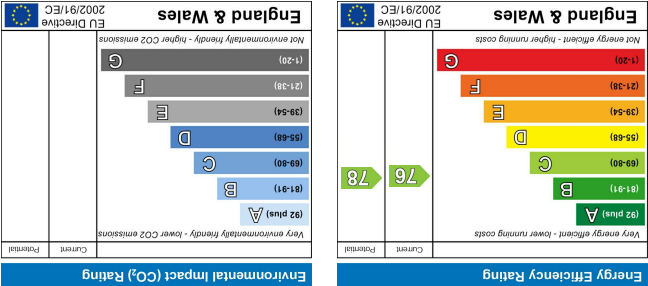
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are taken from the floor to the ceiling and not from the ground level. The floorplan is for guidance only and should not be used as a basis for any financial or legal transaction. The floorplan is for guidance only and should not be used as a basis for any financial or legal transaction. The floorplan is for guidance only and should not be used as a basis for any financial or legal transaction.

Viewing

Please contact our Sheffield Office on 01462 814087

if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



- * Superb Town Centre Location
- * Lounge with French doors to patio area
- * Fitted kitchen with appliances
- * Master bedroom with en-suite shower room
- * Two good sized bedrooms
- * Underfloor heating throughout
- * Being sold with no upward chain

Entrance Hall

Entrance door, entry phone, underfloor heating, doors to all rooms.

Lounge

14'4" x 14'1"

French doors opening onto patio and leading to communal garden, two windows to front, underfloor heating, spotlights.

Kitchen

10'1" x 6'1"

Fitted with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven with gas hob over and extractor hood, integrated fridge/freezer and dishwasher, plumbing for washing machine, tiled floor, spotlights, underfloor heating, window to side.

Bedroom One

15'8" x 11'8"

Window to rear, underfloor heating, fitted four door wardrobe, door to:-



En-suite

White suite comprising of fully tiled shower cubicle with wall mounted shower, pedestal wash hand basin, low level w.c, spotlights, extractor fan, underfloor heating, window to rear.

Bedroom Two

10'0" x 7'4"

Window to front, fitted wardrobe, underfloor heating.

Shower Room

White suite comprising of large walk in shower enclosure with wall mounted shower, low level w.c, pedestal wash hand basin, tiled floor, extractor fan, underfloor heating.

Communal Gardens

Gardens laid mainly to lawn with mature hedging and paths, communal bin store.

Parking

Allocated parking space for one car.

Agents Note

Lease term:- 125 years from March 2004.
Annual service charge:- £1570.57 per annum.
Ground Rent:- £200.00 per annum.
We would advise any buyer to confirm the above charges via their solicitors.
Council tax band B.

