Saxton Mee

64 Endcliffe Vale Road Endcliffe Sheffield S10 3EW
Guide Price £50,000

St Luke's Sheffield's Hospice

64 Endcliffe Vale Road

Sheffield S10 3EW

Guide Price £50,000

** CHAIN FREE ** TOP FLOOR STUDIO APARTMENT ** RESIDENTS PARKING ** A fabulous opportunity has arisen to purchase this top floor studio apartment in this much sought after location, with close proximity to the Royal Hallamshire Hospital and the University of Sheffield. The property is CHAIN FREE, has residents off-road parking and perfect for students or professionals alike. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste. Auction Commencing on Monday 2nd November at 1pm and ending 24 hours later on Tuesday 3rd November at 1pm with Auction House South Yorkshire

Please register to bid via our website - auctionhouse.co.uk/southyorkshire

In brief, the living accommodation comprises: a private door opens into the entrance hall with access into the living area and the bathroom. The generous sized, well-lit living area has a large window with views across the front and handy storage is available from the built in cupboards. An opening leads into the kitchen which has a range of units with a worktop which incorporates the sink and drainer. There is space for an oven and plumbing for a washing machine. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin.

Investors are advised to refer to the legal pack for details regarding occupancy.

Tenure: See Legal Pack

Administration Fee: £3600 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

- TOP FLOOR STUDIO APARTMENT
- PERFECT FOR STUDENTS OR PROFESSIONALS
- PRIVATE PARKING
- SOUGHT AFTER AREA
- CLOSE TO ENCLIFFE PARK & ECCLESALL ROAD
- IDEAL FIRST STEP ON THE PROPERTY LADDER
- CHAIN FREE
- VIEWING RECOMMENDED
- WOULD BENEFIT FROM A SCHEME OF MODERNISATION

OUTSIDE
To the exterior is a large car park offering private off road parking.

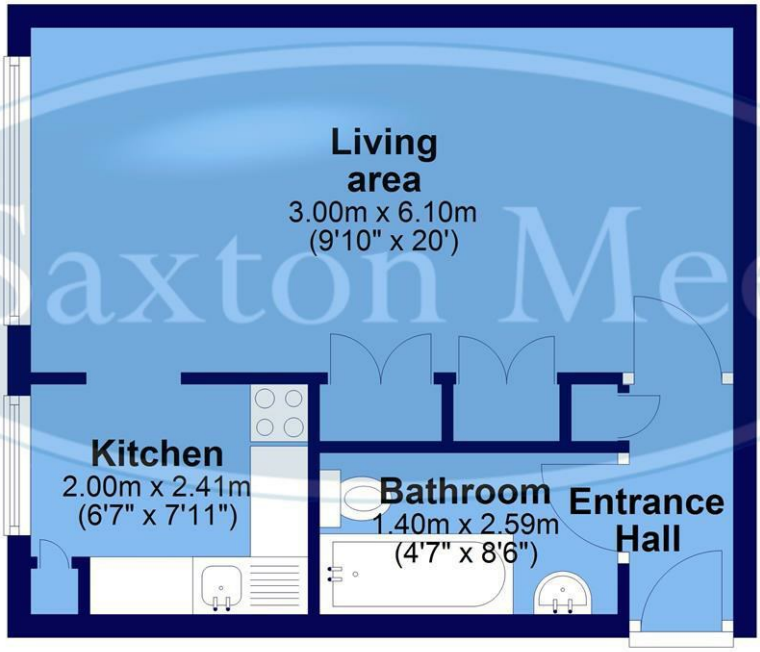
MATERIAL INFORMATION
Tenure: Leasehold.
Length of Lease: 300 years from 25th December 1987.
Service Charge: £1318.20.
Ground Rent: £10.
Council Tax Band: A.

VALUER
Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Saxton Mee

Approx. 31.1 sq. metres (334.6 sq. feet)

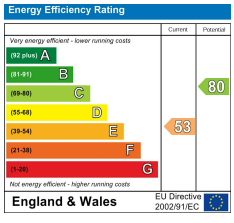


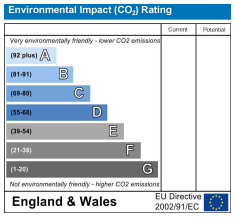
Total area: approx. 31.1 sq. metres (334.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk





OnTheMarket.com

St Luke's Sheffield's Hospice