



Walkley Lane Walkley Sheffield S6 2NX
Price Guide £125,000

Walkley Lane

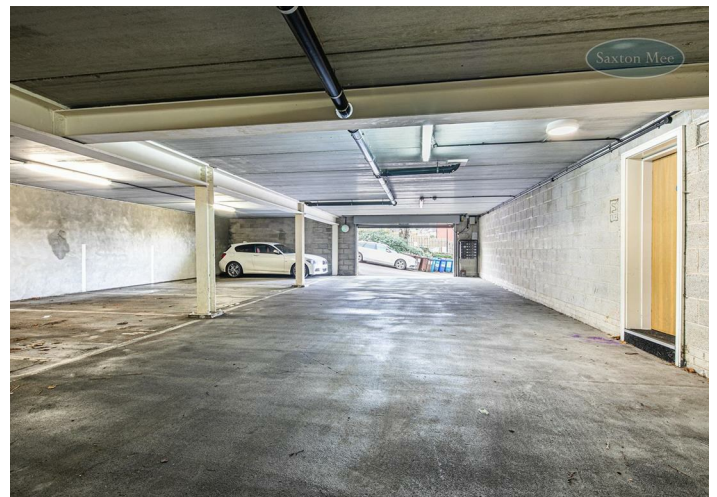
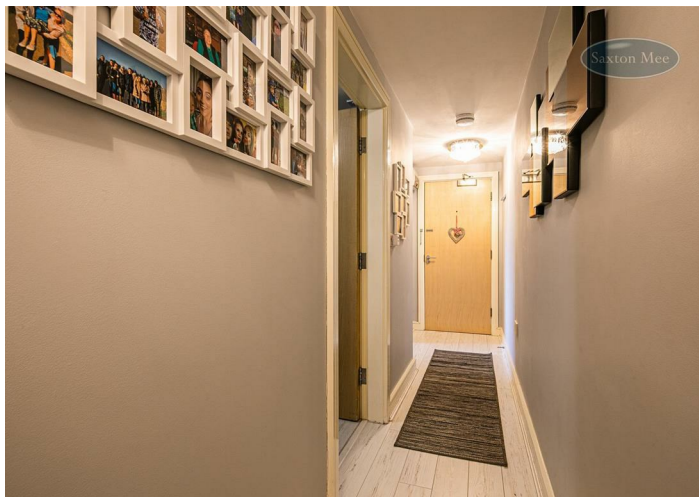
Sheffield S6 2NX

Price Guide £125,000

PRICE GUIDE £125,000-£135,000 **GROUND FLOOR FLAT ** ALLOCATED PARKING SPACE ** A well appointed and extremely spacious two bedroom apartment located in this popular complex located in the sought after and convenient location of Walkley. The property benefits from a newly installed underfloor heating system, uPVC double glazing and allocated undercroft parking. In brief, the living accommodation comprises: Entrance hall, where doors lead to two generously proportioned double bedrooms and the modern bathroom with wash basin and WC. At the end of the corridor is the open plan lounge/kitchen/dining space having a range of wall, drawer and base units with electric oven and hob, with extractor above, space for a fridge/freezer, space for washing machine and dishwasher.

- VIEWING ADVISED
- UNDERFLOOR HEATING THROUGHOUT
- GROUND FLOOR
- ALLOCATED UNDERCROFT PARKING
- SUPERB LOCATION
- TWO DOUBLE BEDROOMS





OUTSIDE

Allocated parking space in secure under-croft parking and secure intercom entry system. Ample visitor parking on site. Well maintained communal grounds and well kept bin store/recycling area.

LOCATION

Located in this convenient and sought after location of Walkley within easy reach of excellent local amenities on South Road including the ASDA superstore. Regular public transport links to the city and beyond. Well regarded local schools for both primary and secondary students. Popular bars, restaurants and micro-pubs can be found close by too. Woodview Court is an ideal base for the young professional couple, first time buyer or investor alike.

LEASE INFORMATION

Our client informs us the lease is for 200 years from build, circa 2005. The service charge amounts to £99 per month approximately and the ground rent payable is circa £300 per annum.

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.

Ground Floor

Approx. 56.9 sq. metres (612.4 sq. feet)



Total area: approx. 56.9 sq. metres (612.4 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

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