

Saxton Mee



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**Bramall Lane City Centre Sheffield S2 4RR**  
Offers In The Region Of £115,000

**St Luke's**  
Sheffield's Hospice

# Bramall Lane

Sheffield S2 4RR

**Offers In The Region Of £115,000**

**\*\* EWS1 COMPLIANT \*\* NO CHAIN \*\* ALLOCATED PARKING \*\*** Perfect for an investor or first time buyer is this two bedroom, two bathroom fifth floor apartment situated in the heart of Sheffield City Centre. The property is offered for sale with immediate vacant possession and benefits from wall mounted electric heaters, double glazed windows and secure gated parking with an allocated parking spaces. Briefly, the accommodation comprises: Communal entrance hallway with secure intercom entry system. Inner hallway with cloakroom storage. Lounge to the front with multi aspect windows flooding the room with natural light and having laminate flooring. Separate kitchen area having a range of wall, drawer and base units with tiled splash back. Stainless sink with mixer tap and drainer. Built in oven with electric hob and extractor hood above. Space for a washing machine and fridge/freezer. Master bedroom with en-suite shower room. Bedroom two is also a good sized double bedrooms. Modern family bathroom with W.C, wash basin, bath and shower over as well as a heated towel rail. An early viewing of this fantastic apartment is highly recommended. Contact Saxton Mee today to arrange your viewing appointment.

- POTENTIAL RENTAL INCOME OF £775 PCM
- NO ONWARDS CHAIN
- TWO BEDROOMS
- TWO BATHROOMS
- SECURE GATED PARKING
- EWS1 COMPLIANT
- CONVENIENT LOCATION
- EXCELLENT TRANSPORT LINKS





## OUTSIDE

There are communal gardens to be enjoyed by residents with seating areas. One allocated parking space within the secure gated complex.

## LOCATION

This location gives easy access to a wealth of fantastic amenities in the heart of the city. These include fantastic cultural spots such as the Millennium Gallery or Theatre Row as well as a huge variety of dining options along London Road and the historic Bramall Lane Stadium for football fans. Easy access to the Universities make this an ideal position for students and young professionals alike. Regular transport links. A range of stunning inner-city parks within easy walking distance. Anchor Point is part of a secure gated development.

## LEASE INFORMATION

Our client advises the property is held on an 235 year lease, with an annual ground rent of £200 P/A and a service charge of £2,350 P/A. We are also advised that the building has a recent EWS1 form and is compliant with current regulations.

## VALUER

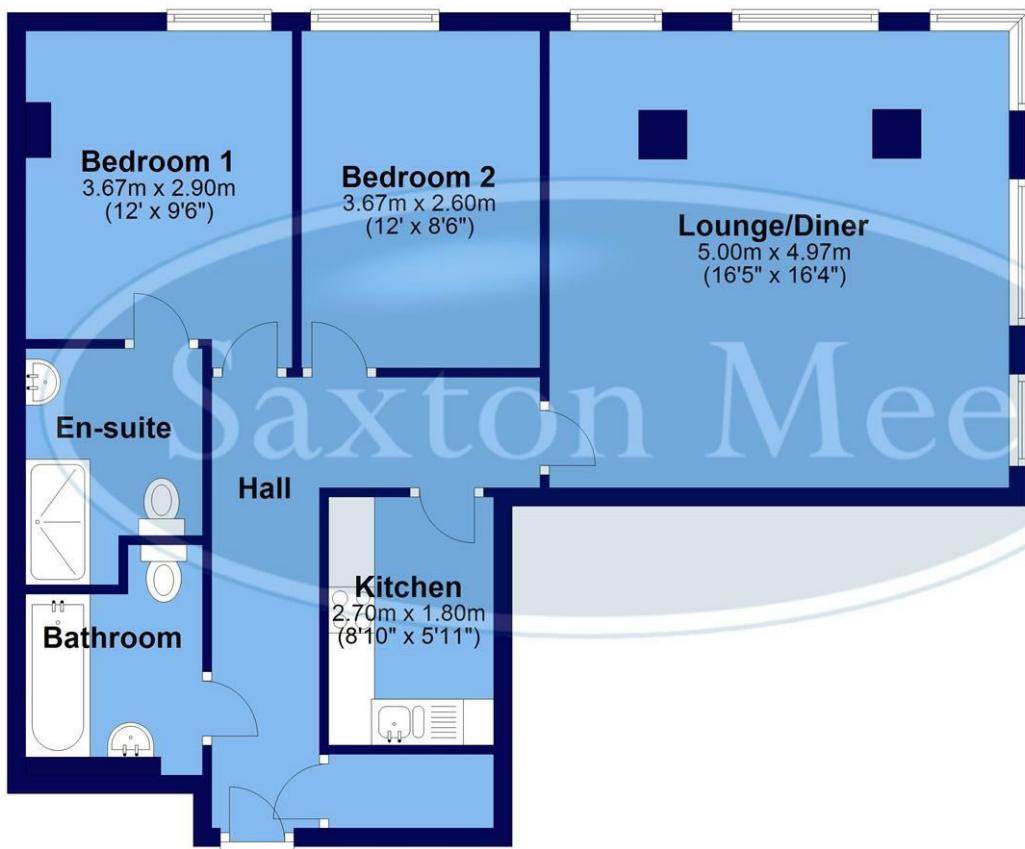
Lewis T. Hughes MNAEA

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.



## Fifth Floor

Approx. 70.9 sq. metres (763.1 sq. feet)



Total area: approx. 70.9 sq. metres (763.1 sq. feet)

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



[OnTheMarket.com](http://OnTheMarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D9)	D
(E0-E4)	E
(F1-F5)	F
(G1-G5)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	85

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D9)	D
(E0-E4)	E
(F1-F5)	F
(G1-G5)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	85