



Busk Meadow Sheffield S5 7JW
Price £130,000

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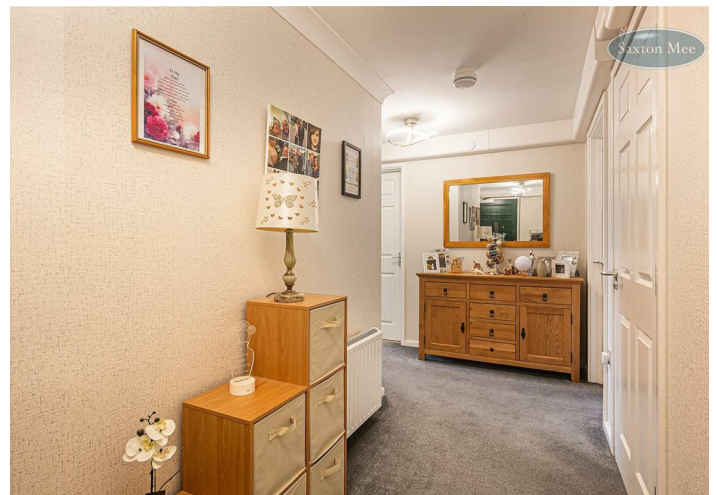
**** NO CHAIN ** LIFT ** FIRST FLOOR APARTMENT **** A beautifully presented two/three-bedroom first-floor apartment set within this popular over-55s development at Busk Grange. This well-maintained property offers spacious and versatile accommodation, complemented by an upgraded kitchen and shower room. The apartment benefits from uPVC double glazing, electric heating, an intercom entry system and communal parking. A communal entrance hall provides access to the building, with both lift and stair access to all floors.

Busk Grange has been thoughtfully designed to provide a comfortable and sociable lifestyle for residents aged 55 and over. The development features lift access to all floors, residents' parking, beautifully maintained communal gardens and an on-site café, together with a regular programme of organised activities.

Upon entering the apartment, a spacious entrance hall provides access to all rooms and benefits from a useful storage cupboard with fitted shelving. The bright and airy open-plan living, dining and kitchen area provides an excellent sociable space. The kitchen is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a double electric oven, four-ring electric hob with extractor above, together with housing and plumbing for a washing machine and space for a fridge freezer. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from access to the Jack and Jill shower room. A versatile utility room/third bedroom currently houses a tumble dryer.

- OVER-55'S DEVELOPMENT
- TWO/THREE-BEDROOM FIRST-FLOOR APARTMENT
- SPACIOUS OPEN-PLAN LIVING/DINING/KITCHEN AREA
- UPGRADED KITCHEN AND SHOWER ROOM
- UPVC DOUBLE GLAZING, ELECTRIC HEATING & INTERCOM ENTRY SYSTEM
- LIFT ACCESS & COMMUNAL AND RESIDENTS' PARKING
- MAINTAINED COMMUNAL GARDENS
- CLOSE TO NORTHERN GENERAL HOSPITAL
- WALKING DISTANCE TO SHOPS, SUPERMARKETS AND BUS SERVICES





OUTSIDE

Well-kept communal ground, seating area and communal parking.

LOCATION

The development is conveniently situated close to Northern General Hospital and is within easy walking distance of local shops, supermarkets and regular bus services, providing excellent access to surrounding areas.

MATERIAL INFORMATION

The property is Leasehold with a term of 99 years running from the 1st May 2007 (79 years remaining). Service Charge per month = £182.74.

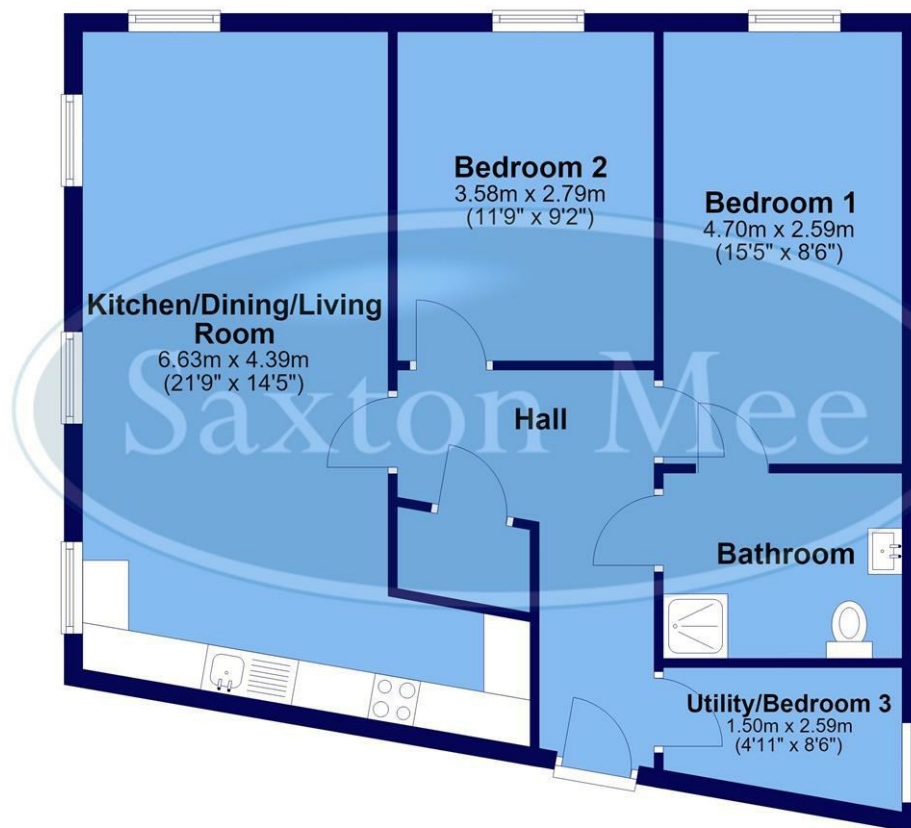
The property is currently Council Tax Band A.

VALUER

Greg Ashmore 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.

Approx. 68.6 sq. metres (738.0 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			