



Leadmill Street Sheffield S1 4SA
Guide Price £105,000

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GUIDE PRICE £105,000-£115,000 *** NO CHAIN*** Conveniently positioned for all that central Sheffield has to offer, including easy access to the train station and the excellent city centre amenities including shops, bars and restaurants is this spacious one bedroom, first floor apartment located in the popular Leadmill Court development. The property benefits from double glazing and gas central heating throughout.

The living accommodation comprises of a communal entrance hall with lift and stairs to the first floor landing and hallway plus a secure intercom system. A private entrance door opens into the entrance hall which benefits from useful storage cupboards. Open plan lounge dining kitchen. The lounge has uPVC French doors opening onto the Juliet balcony. The kitchen has a range of wall, base and drawer units with a complimentary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a washing machine plus a fridge-freezer and electric oven. Three piece suite bathroom comprising WC, wash basin and bath with new shower overhead. Bedroom with large integrated wardrobe.

- CASH BUYERS ONLY
- SPACIOUS ONE BEDROOM APARTMENT
- EXCELLENT LOCATION IN THE HEART OF SHEFFIELD CITY CENTRE
- EXCELLENT PUBLIC TRANSPORT LINKS
- SECURE GATED ENTRANCE
- EASY ACCESS TO SHEFFIELD HALLAM UNIVERSITY





OUTSIDE

Central courtyard with gated entrance for security. Juliet balcony. Parking is on street.

LOCATION

Ideally situated in the City Centre with excellent amenities close by. Regular public transport. Good connections to the motorway. Easy access to Universities, Hospitals and train station.

NOTES

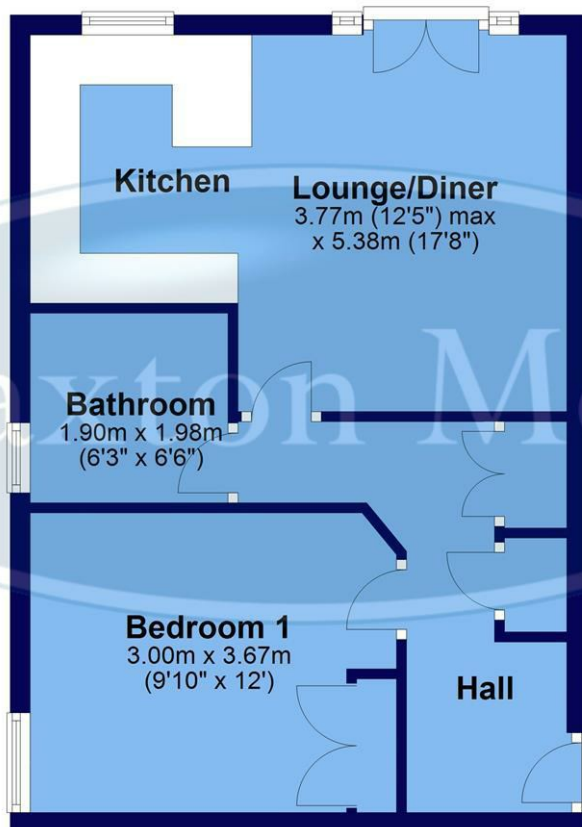
The property is Leasehold with a term of 999 years from the 1st January 2002. Service charge is £141 a month. Ground rent is £40 per annum. The property is Council Tax Band A.

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. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 41.9 sq. metres (451.0 sq. feet)

Crookes
Hillsborough
Stocksbridge

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

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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			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	79
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			
(43-54) E			
(31-42) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	84
EU Directive 2002/91/EC			