

EADON LOCKWOOD & RIDDLE
ESTD 1840

272, Exeter Drive, Sheffield, S3 7TX

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Description
IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY – ONE BEDROOM GROUND FLOOR APARTMENT – ENCLOSED BALCONY – RESIDENTS' PARKING
An excellent opportunity to purchase this appealing one-bedroom ground floor apartment, ideally suited to first-time buyers, professional singles, couples or investors looking to add to their portfolio.
Offering well-proportioned accommodation throughout, the property combines practical living space with the added benefit of an enclosed balcony, providing a useful additional area to relax and unwind.
The accommodation briefly comprises an entrance hallway, a generous double bedroom and a kitchen/diner. The property further benefits from an enclosed balcony, creating a versatile space that can be enjoyed throughout the year.
Externally, residents' parking is available, adding to the overall convenience of the property.
With its practical layout and ground floor position, this property represents an excellent opportunity for anyone looking to take their first step onto the property ladder or secure a potentially rewarding investment.
Early viewing is strongly recommended to avoid disappointment.

The Location
Broomhall remains to be a popular favourite for both students and professionals alike. Being in a prime position, you will be within walking distance to amenities as well an abundance of bars and restuarants,
With a range of shops, parks and everyday services close at hand, together with convenient access to Sheffield City Centre, Broomhall is a well-established and practical location for families, professionals and commuters alike.

IMPORTANT INFORMATION
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Ground Floor Flat with residents parking available.
- Close to Botanical Gardens, Endcliffe Park, universities, hospitals and excellent transport links
- Leasehold, with x year remaining
- EPC Rating x. Council Tax Band: A
- One double bedroom with living area and balcony, ideal for relaxing.
- Recently redecorated with new hallway flooring
- No onward chain









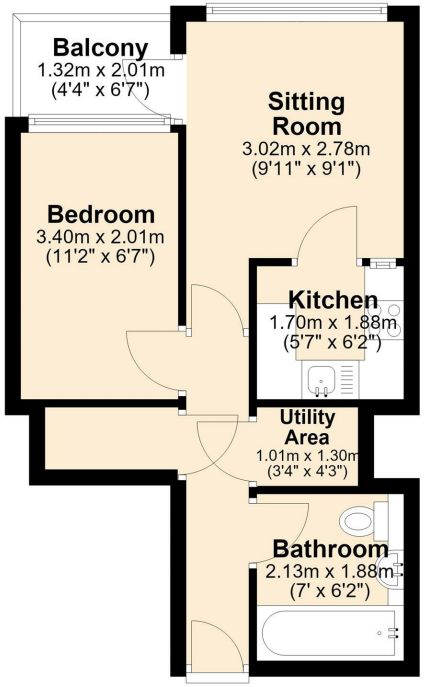






Ground Floor

Approx. 30.8 sq. metres (331.3 sq. feet)
(excluding Balcony)



Total area: approx. 30.8 sq. metres (331.3 sq. feet)





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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.