EADON LOCKWOOD & RIDDLE
ESTD 1840



18, The Glen, Sheffield, S10 3FN

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Description
There aren't many apartments that compare to this quite superb Penthouse. Constructed and adapted by The Gleeson Family this stylish and superbly presented apartment actually takes up the footprint of two properties and is arranged, on the top floor, in an L shaped design. The property boasts an impressive 1971 square feet of accommodation, which has been fully renovated by the current owners. The attention to detail and design is apparent in all aspects of this most impressive home. With attractive parquet flooring in the welcoming reception hall, modern fittings in both the bathrooms and within the thoughtfully designed and sleek kitchen layout.
There are two south facing balconies on site, one accessed from the large, open plan lounge/dining room and the other being situated off the spacious principal suite and both overlooking the well maintained communal grounds that extend all the way to the top of Endcliffe Park.
All of the bedrooms are double and the second bedroom has actually been converted into one room, from two, and obviously offers the potential to be altered back to make a five bedroom property if that is your preference.
This large Penthouse even has its own lift (currently not in working order), which could be renovated to make the property appeal to all age groups.
Storage is often cited as an issue in apartment living however number 18 has the added benefit of deep storage cupboards within the apartment and also comes with two garages. These include a single and a tandem, double garage.
With location being so important, special attention needs to be made by 'The Glens' prime location on the edge of the S10 and S11 postcodes. Ranmoor, Broomhill and Sharrowvale are all within walking distance as are parkland walks in The Botanical Gardens and both Endcliffe and Bingham Parks.
The area is also very popular with those with either a medical or academic background due to the close proximity of the main city hospitals and both universities.

ELR PREMIUM - IMPORTANT INFORMATION, PLEASE READ
ELR is marketing this property with the benefit of ‘ELR Premium’.
ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.
Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.
The pack includes:
Property Information Questionnaire (PIQ - a summary of the TA6)
TA10 (Fittings and Contents)
Official Copy of the Register
Title Plan
Local Search*
Water and Drainage Search*
Coal and Mining Search*
Environmental Search*
(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)
ELR Premium allows the sale process to be completed significantly quicker than a ‘normal sale’. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed.
The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.
Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).
Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as ‘Sold Subject To Contract’ (SSTC).
The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.
If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.



- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Four generous double bedrooms including a very smart principal with ensuite dressing and shower rooms.
- Two luxurious bathrooms (one ensuite) and a combined W.C/utility room off the hall.
- Wide and welcoming reception hall with deep storage cupboard and access to a private lift (requiring renovation work).
- Large lounge/dining room with a south facing balcony overlooking the lovely grounds.
- Smart kitchen with a sleek design, quality fixtures and fittings and LED lighting.
- Extensive communal grounds including areas of woodland and lawns with guest parking at the front of the site.
- Double tandem garage and a separate single garage providing secure parking and storage solutions.
- Modern gas central heating and UPVC double glazing combine to produce an EPC rating of D59.
- 199 year lease from 1969 with an annual ground rent of £93.










RELAX













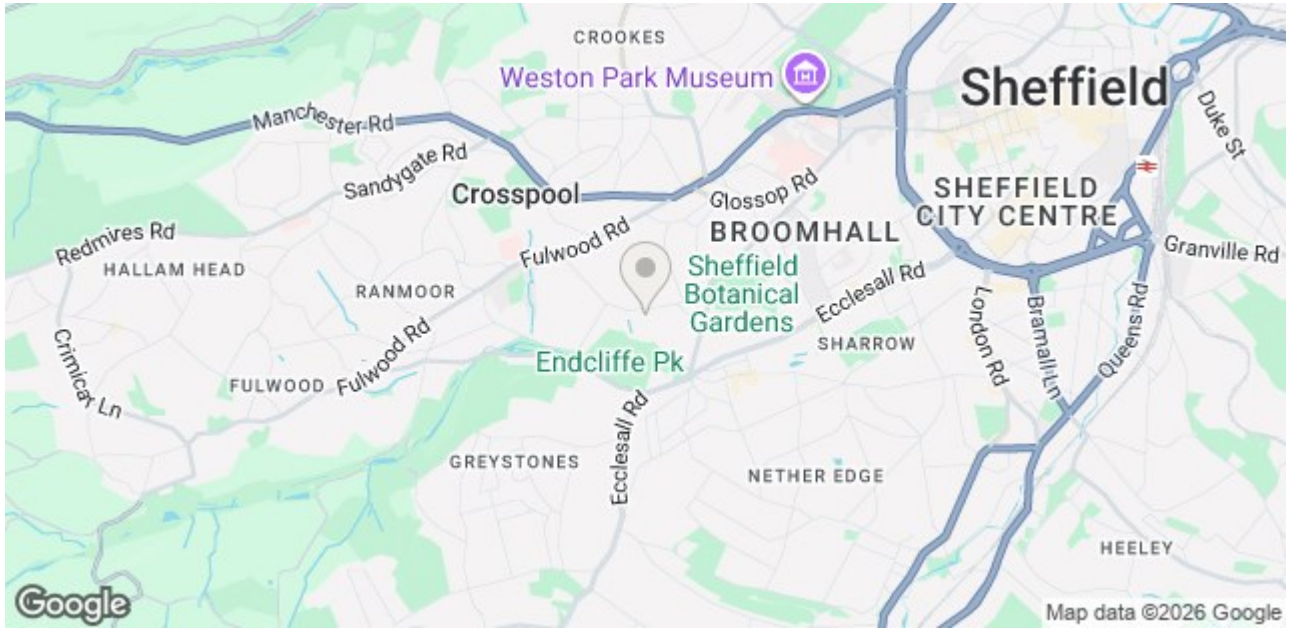


Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.











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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.