

, Storth Lane, Sheffield, S10 3HP

, Storth Lane

Sheffield, S10 3HP

Description
A quite beautifully presented apartment that is situated a short walk away from Ranmoor and Nether Greens excellent amenities. If you are looking for a property that requires zero work, be it as an investor or as an owner occupier then look no further. This very smart property even has its own south easterly facing balcony and pretty communal grounds to enjoy in the warmer months of the year. The kitchen has recently been renovated and the bedroom and lounge offer surprisingly great proportions for a one bed. The development enjoys a first class location in this leafy and very desirable neighbourhood, close to a thriving social scene in the areas numerous pubs, restaurants and cafes. It is also conveniently placed to access golf courses, tennis, cricket and football facilities alongside pretty, riverside walks that lead into the surrounding countryside. Due to the lay of the land the property is classed as a first floor flat however, there is actually level access at the rear, which will appeal to those looking to negate stairs from their everyday lives or who are perhaps thinking ahead to their latter years. Whatever your age this is a lovely property which is ready for the next owner to take on and enjoy.

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.

- Large double bedroom with built in wardrobe
- Good proportions to the living room with walk in airing cupboard/storage facility
- Private, south easterly facing balcony
- Recently installed fitted kitchen with a modern feel
- Spacious bathroom with a white suite including a shower situated over the bath
- Full UPVC double glazing and electric under floor heating providing an efficient EPC rating of C72.
- Useful external store accessible via the communal 1st floor landing
- 999 year lease from 1982 for a peppercorn ground rent and an annual service charge of £1506.
- No onward chain.
- Gorgeous communal gardens and residents parking





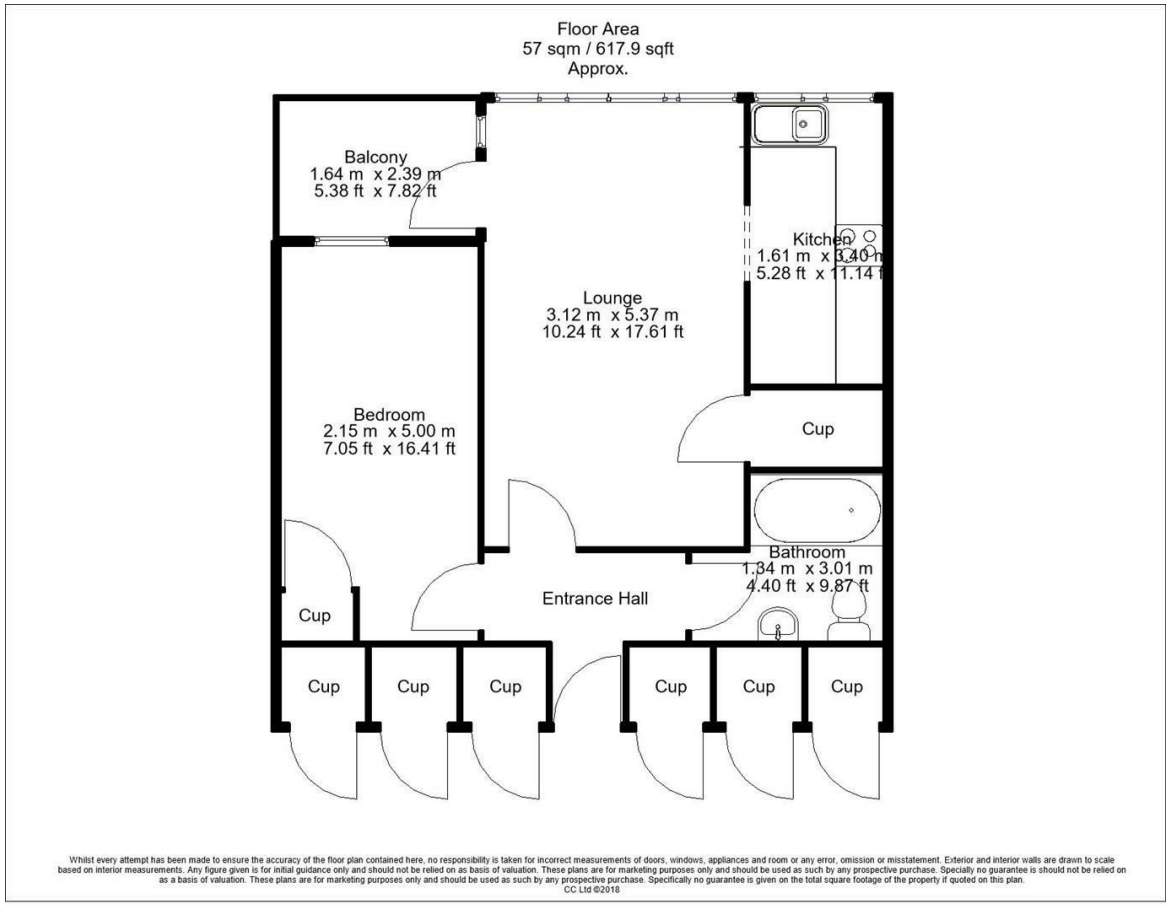


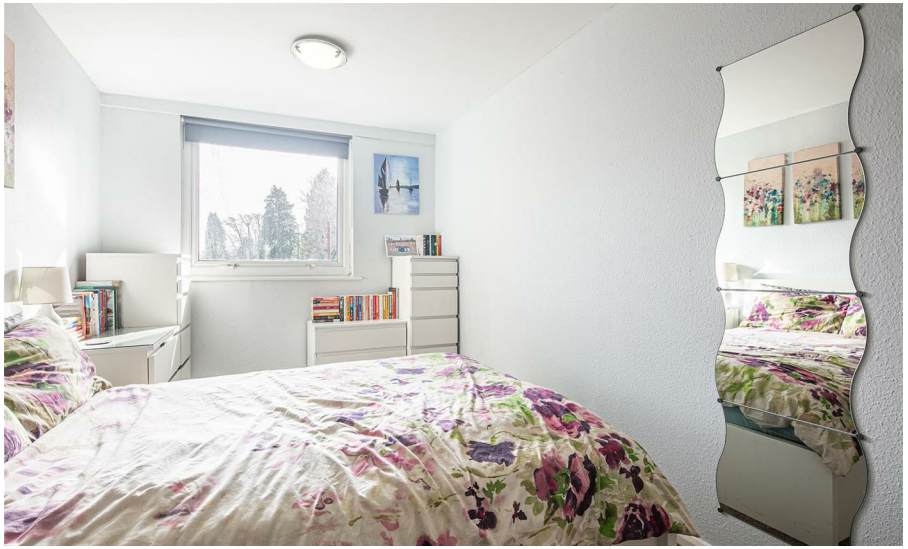


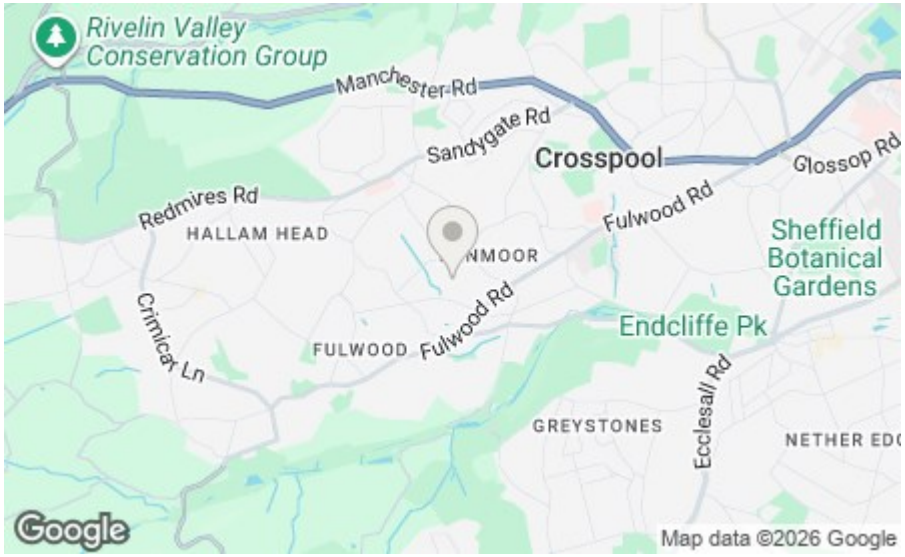












Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

EADON LOCKWOOD & RIDDLE
ESTD 1840

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.