



134, Sharrow Vale Road, Sheffield, S11 8ZD

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Description

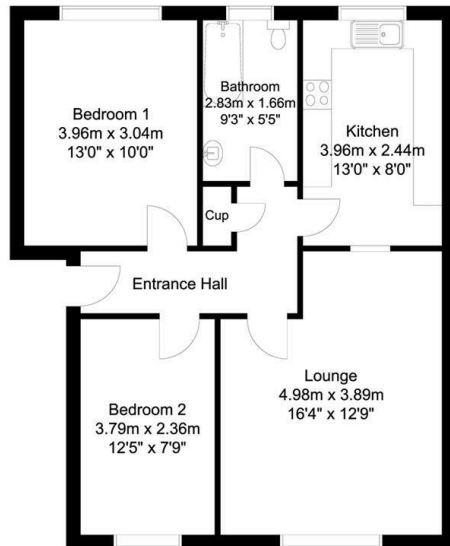
A lovely two double bedroom apartment that forms part of this purpose built block that was developed in the 1970's. The property commands a fine outlook to the rear over the mill pond of The Snuff Mill and is situated in the very desirable and fashionable neighbourhood of Sharrowvale where independent bars, bistros and boutiques combine to create a thriving social scene. A short walk in the other direction will bring you onto the cosmopolitan Abbeydale Road and the bright lights of the city centre are always on hand and are accessible via a short bus journey or bike ride. The flat itself is situated on the first floor with the south westerly facing sitting room being situated at the front of the block and being a great spot to watch the world go by. There are two good bedrooms here that provide versatility in their usage and a smart kitchen and a recently renovated bathroom are located to the rear and enjoy the lovely views. If the investor market are interested as a buy to let then the current rental income is £525 per calendar month and the low annual service charge of £600 will be attractive.

- Two double bedrooms.
- Lovely views to the rear and a south facing living room.
- First floor location for added privacy and security.
- Modern bathroom with a white suite.
- Fitted breakfast kitchen overlooking the mill pond at the rear.
- One allocated, off road parking space to the rear of the block.
- Very reasonable annual charges of £600 and a long lease of 800 years from 1972.
- No onward chain.
- Electric heating system and UPVC double glazing.
- Superb location close to the excellent amenities found in Dysons Place, Ecclesall Road and Sharrowvale.





61 sq m/656.59 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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