



Apartment 1, Wheata House, Elm Gardens, Sheffield, S10 5AB

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Description

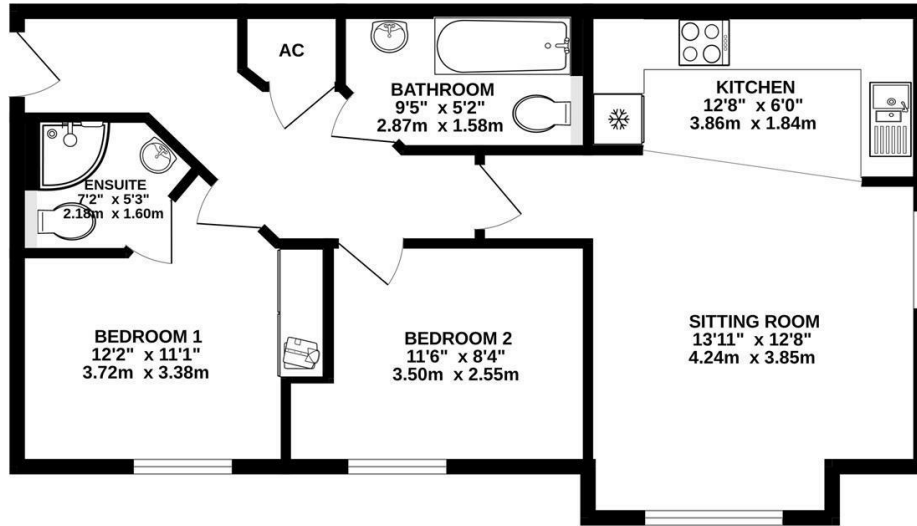
A spacious ground floor apartment that forms part of this modern development that occupies an enviable position close to excellent local amenities that include regular transport links into the city. This lovely property is available with no onward chain and will suit a wide range of buyer including young professionals, downsizers, investors and those wishing to downsize. Due to the modern building regs, individually controlled, electric radiator system and UPVC double glazing the property is very efficient with regards retaining energy and as such boasts an impressive EPC rating of C76. Externally there are communal gardens to enjoy an area larger than average, allocated parking space that is perfect for those who perhaps have mobility issues. This very desirable neighbourhood is perfect for those wanting to socialise due to the huge range of bars, restaurants cafes and pubs and if you work in the hospitals, town or universities then everything is available within a short, scenic walk.

- Excellent EPC Rating of C76.
- Leasehold with a 125 year lease from 2016 at an annual ground rent of £250 and approximate annual service charge of £1700.
- Two double bedrooms.
- Two modern bathrooms including one ensuite shower room with contemporary tiling and sanitary ware.
- Open plan living kitchen with modern, well maintained and rarely used integrated appliances.
- Secure, communal hallway, accessible via an intercom.
- Welcoming reception hall with an airing cupboard housing a large hot water tank.
- Larger than average, allocated, off road parking bay.
- No onward chain and approximately two years left on the NHBC.
- UPVC double glazing and electric heating via individually programmable radiators.



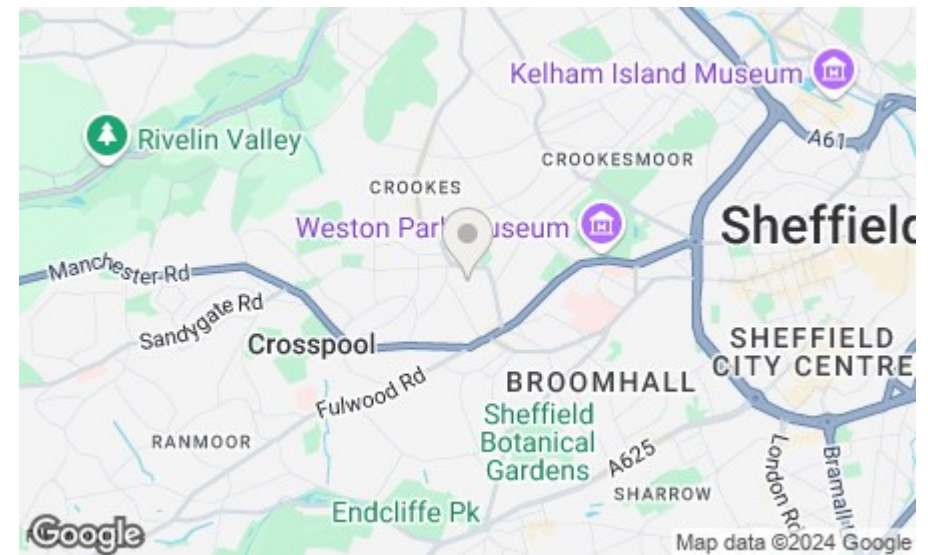


GROUND FLOOR FLAT



TOTAL FLOOR AREA: 637sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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