
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
107, Sharrow Vale Road, Sheffield, S11 8YZ

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Description

Forming part of this 1980's development of purpose built apartments and being situated on the second floor with no one above which reduces noise from neighbours. The location is first class. On the fringe of Sharrowvale and Kenwood, a short walk away from fashionable bars and restaurants that combine with independent boutiques and cafes to give the area its vibrant and bohemian feel. The location is also extremely convenient for public transport links, park walks leading into the surrounding countryside and having good schooling. The flat itself offers great proportions with two good bedrooms, a large, light and airy lounge, a kitchen which could be made larger if the storage void was incorporated into the design (subject to the necessary consents) and a modern bathroom. Very often storage space in flats is an issue but this property has it in abundance and there is also a garage that offers further storage solutions or a safe space for cars, bikes, camping gear etc... This well presented property is available with no onward chain and an early viewing is advised.

- Two good bedrooms both with either fitted or built in wardrobes.
- Large lounge with plenty of space and an open outlook.
- Kitchen with access to a walk in storage area that could perhaps be incorporated into the kitchen design to create a dining area (subject to regs).
- Luxurious bathroom with a modern suite being framed by stylish tiling. Having a further built in storage cupboard for convenience.
- Communal entrance hall with stairs leading to the second floor where there is access to the flats private entrance hall.
- Communal off road parking.
- Garage and lockable storage cupboard in communal basement providing excellent storage solutions.
- No onward chain.
- 200 year lease from 1982 at an annual ground rent of £10 and an £1544.78 annual service charge.
- Gas central heating and UPVC double glazing combine to create an EPC rating of 63D.





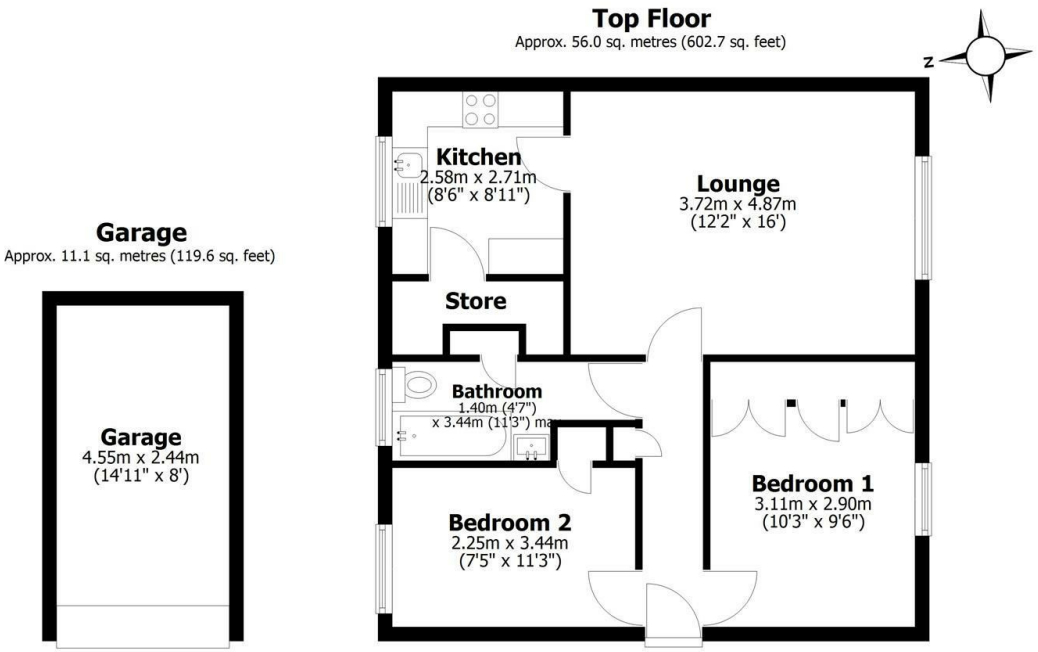





SOAK







Total area: approx. 67.1 sq. metres (722.3 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

107 Sharrow Vale Road





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