

1 Ridge Court, Redmires Road, Sheffield, S10 4LY

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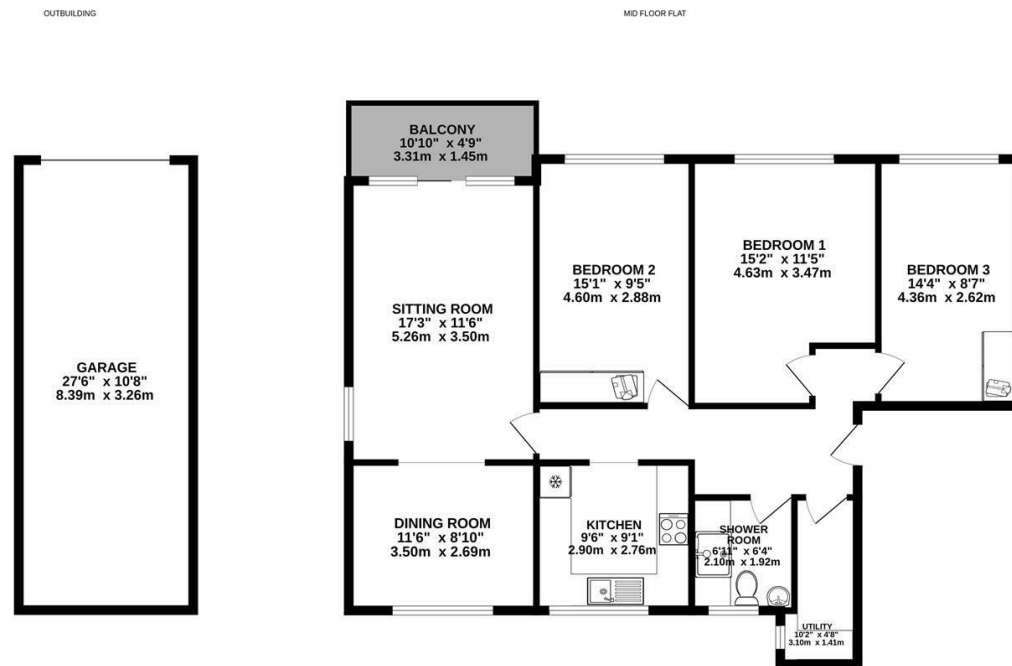
Description

A bright and spacious, three double bedroom, ground floor apartment that combines a great, edge of countryside location with easy access to local amenities. This smart, purpose built block of 12 flats was constructed in 1975 and, as typical of 1970's buildings, combines large windows with generously proportioned rooms to create a lovely feel throughout. The property also benefits from an attractive outlook, with communal gardens to both the front and rear and a balcony to the rear commanding a pleasing view, over rooftops, towards The Mayfield Valley. The block is also limited to owner occupiers, with lease restrictions stopping the flats being sub let, which makes for a nice sense of community and a more secure feel. The property will appeal to a broad range of buyer, conveniently close to the main city hospitals and universities which can be approached via bus services that operate on the well maintained Redmires Road and yet also convenient for scenic countryside walking. With a lovely feel throughout the apartment and very little for the next owner to do this is an opportunity not to be missed.,

- Spacious sitting room with balcony enjoying a view towards the Mayfield Valley.
- Dining room with serving hatch to adjacent fitted kitchen, both with views towards the golf course, and beyond in the winter months.
- Three double bedrooms, two with fitted wardrobes.
- Modern shower room.
- Entrance hall and separate utility room.
- Communal parking, gardens and a double, tandem garage with an electric door.
- Great views from the front and rear.
- No onward chain.
- 199 year lease from 1973 at an annual ground rent of £50.00 and an annual service charge of £1700.
- EPC rating D65, Council Tax Band D.





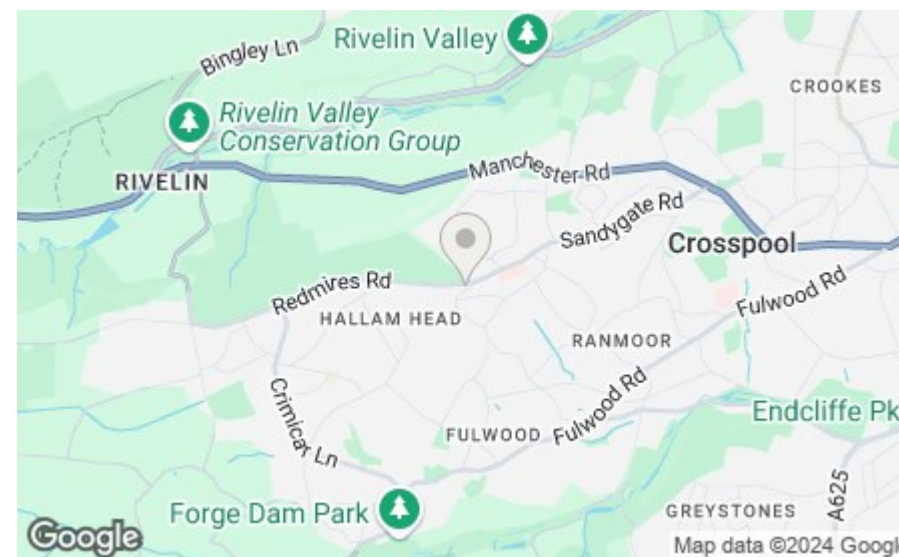


THE GARAGE AND BALCONY ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1044sq.ft. (97.0 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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