



, Storth Lane, Sheffield, S10 3HP

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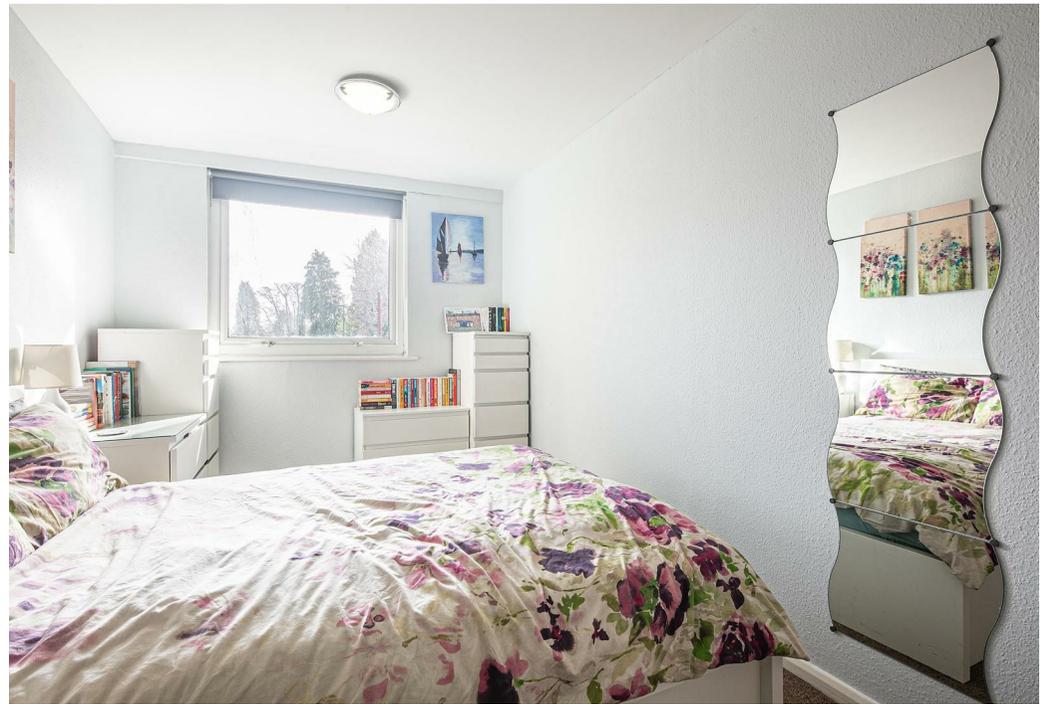
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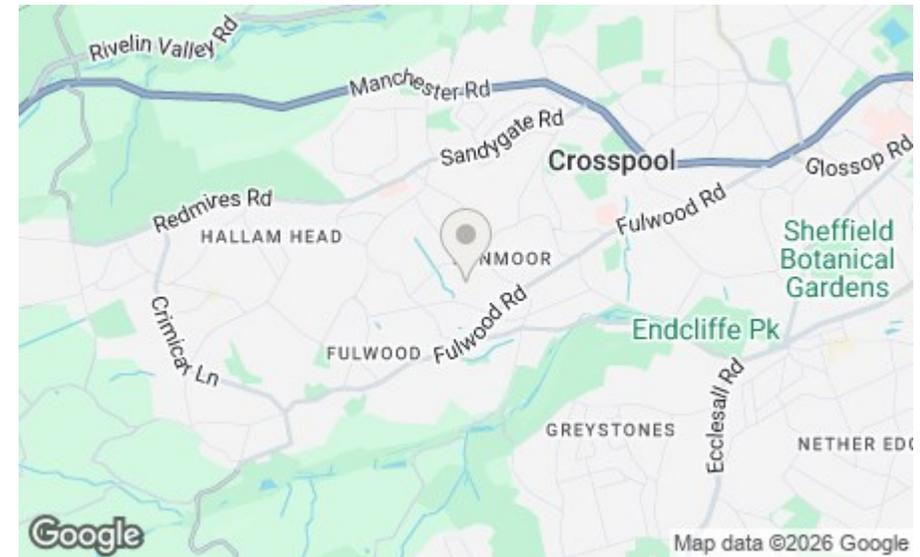
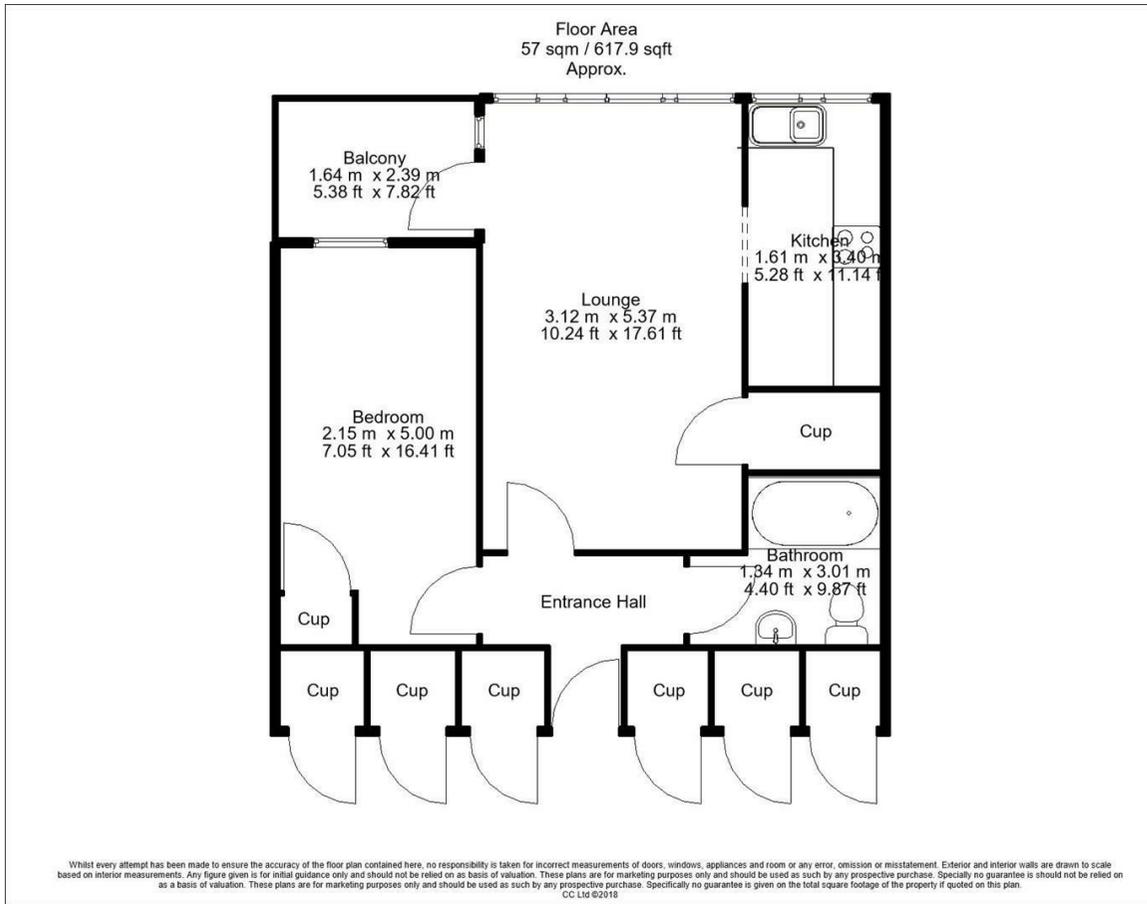
## Description

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.

- 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







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