

21 Hallam Chase, Sandygate, Sheffield, S10 5SW
£125,000

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Council Tax Band: A

A bright and spacious one bedroom first floor apartment which is located within this private development off Sandygate Road! Ideal for first time buyers or landlords, the property has recently been updated with new flooring and decor and includes an allocated parking space. Situated close to shops, cafes and amenities in Crosspool, the property is well served by regular bus routes giving easy access to the Universities, Hospitals, City centre and the Peak District. With double glazing and electric heating throughout, the property in brief comprises; Secure communal entrance lobby with staircase rising to the first floor, entrance hallway, a spacious living room, kitchen with fitted wall and base units, a double sized bedroom and a bathroom with modern suite. Outside, there are communal garden areas and a large parking area with an allocated space and additional visitor bays. Available with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Leasehold tenure, 300 year lease from 1986, service charges are £1024.92 per annum, ground rent is £30 per annum. Council tax band A.

Secure Communal Entrance Lobby

Access to the building is gained through a wooden/glazed communal entrance door which leads directly into the communal lobby area. A staircase rises to the first floor accommodation.

Entrance Hallway

An entrance door leads into the hallway, which has a cupboard housing the water cylinder and doors leading to all rooms in the property.

Living Room

A good sized living room which has space for seating arrangements and a dining table with chairs. Having a rear facing double glazed window and two electric heaters.

Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and

electric hob. There is an integrated electric oven and space for a fridge freezer and washing machine,. With vinyl flooring and front and rear facing double glazed windows bringing much light into the room.

Bedroom

A good sized bedroom which has a rear facing double glazed window and an electric heater.

Bathroom

A modern styled bathroom which has a suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With a side facing double glazed window, partially tiled walls and an electric towel radiator.

Outside

The development is set within well manicured communal garden areas which

include shrubs, borders and a large parking area where the allocated space is located along with additional visitor bays.



First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 40.7 sq. metres (437.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	