

Flat 4 Eden Court Clarkehouse Road, Broomhill, Sheffield, South Yorkshire, S10
2LG
£195,000



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Council Tax Band: B

Positioned in an enviable location close to the hospitals and universities, this bright and spacious two bedroom ground floor apartment is sure to be of interest to first time buyers and landlords. Enjoying good sized rooms throughout, the property boasts a spacious open plan living area and communal parking to name a few highlights. Located within close proximity to shops, cafes and amenities, there are bus routes on the doorstep giving easy access to the city centre and beyond. With double glazing and gas central heating throughout, the property in brief comprises; secure communal lobby area, entrance lobby, spacious living room, kitchen, inner hall, two spacious bedrooms and a bathroom. Outside, there are communal gardens and communal parking available off Clarkehouse Road. Available to the market with NO CHAIN INVOLVED, the property is currently rented for £850pcm on a statutory periodic basis creating an opportunity for landlords to purchase too. Further details can be provided on request. Commonhold tenure, 138 years remain on the head lease. Service charge is £720 per annum. Ground rent is £10 per annum. Council tax band B.

Communal Entrance Lobby

Access to the property is gained through a secure front facing door which leads to the communal lobby area via an intercom system. The apartment is located at ground level and there is a communal staircase descending to the lower ground floor.

Entrance Lobby

A wooden entrance door leads to the lobby area, which has a useful storage cupboard and a further door leads to the living room.

Living Room

A bright and spacious living room which offers ample space for furnishings and has a large front facing upvc double glazed window bringing much light into the room. There is a radiator and the room opens to the kitchen. A further door leads to the inner hallway.

Kitchen

A bright and airy kitchen which has fitted base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and electric hob with extractor above. There is an integrated electric oven and space for a fridge freezer and washing

machine. With a useful storage cupboard, a radiator, vinyl flooring and a rear facing upvc double glazed window.

Inner Hallway

Accessed from the living room, the inner hallway has a storage cupboard and doors leading to the bedrooms and bathroom.

Master Bedroom

A double sized master bedroom which has rear and side facing upvc double glazed windows and a radiator.

Bedroom Two

The second bedroom is a spacious room which has a front facing upvc double glazed window, a radiator and fitted wardrobes.

Bathroom

Having a suite comprising of a panelled bath with shower above, a pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a side facing upvc double glazed window.

Outside

The development is set within communal grounds

having a walkway to the front entrance door and useful communal parking bays to the side. There is a lower communal entrance to the rear too.



Floor Plan

Approx. 60.8 sq. metres (654.2 sq. feet)



Total area: approx. 60.8 sq. metres (654.2 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	77	77
(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