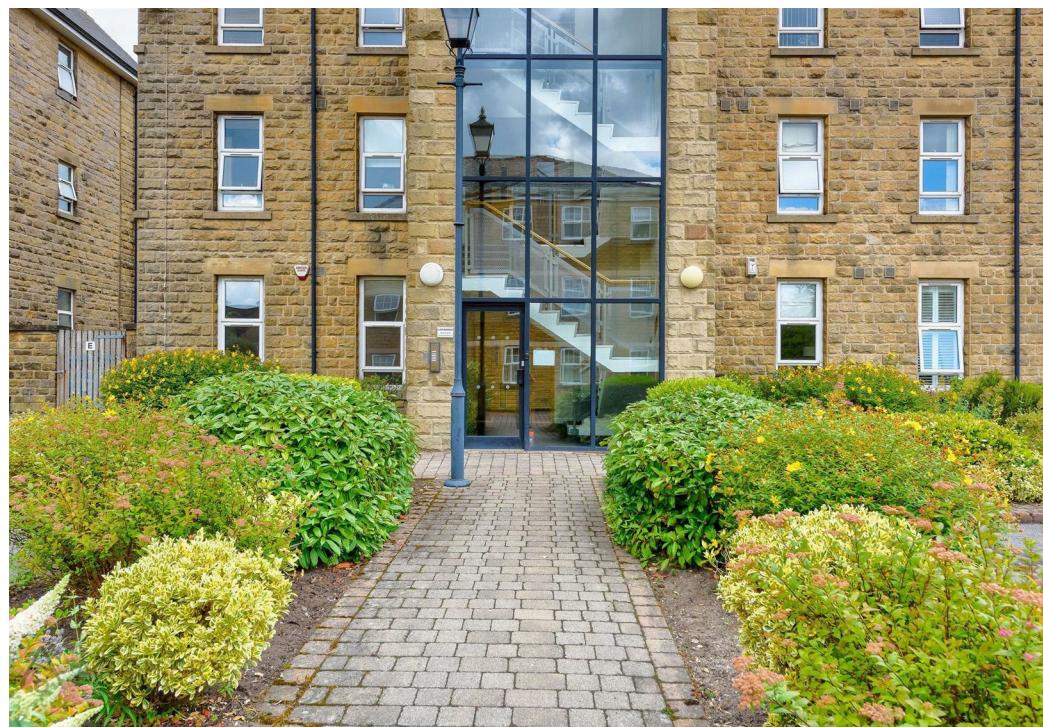


5 Ladybower House, Lodge Moor, Sheffield, S10 4NW  
£179,950

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# 5 Ladybower House, Lodge Moor, Sheffield, S10 4NW

**£179,950**

## Council Tax Band: C

A modern and well presented one bedroom ground floor apartment which has recently undergone a full scheme of redecoration and is situated within this popular estate on the fringes of open countryside! Perfect for first time buyers or landlords, the property enjoys a spacious rooms throughout including an open plan living/kitchen room, an allocated parking space and double glazing/gas central heating throughout. Located within easy reach of universities, hospitals and the Peak District thanks to regular bus routes nearby, the property is also close to shops and amenities in Lodge Moor. In brief, the property comprises; secure communal lobby area, entrance hallway, open plan living/kitchen with fully integrated appliances and an island unit, a double sized bedroom with fitted wardrobes and a bathroom. Outside, there is an allocated parking space to the front and there is communal gardens surrounding the development. Available to the market with NO CHAIN INVOLVED, a viewing is advised to appreciate the accommodation on offer. Council tax band C, service charge is £1,165.35 per annum, ground rent is £263.00 per annum, open space cost is £95.00 per annum. Leasehold tenure, 975yrs remain on the lease.

### Communal Lobby Area

Access to the building is gained through a secure communal door which has an intercom system and leads to the communal lobby area. There is a staircase rising to the upper floors and the entrance door for apartment 5 is located on the ground floor.

### Entrance Hallway

Entered via a solid wood door, the hallway has laminate flooring, a radiator, intercom phone and doors leading to all rooms.

### Open Plan Living/Kitchen Room

A bright and spacious room which to the lounge area has two rear facing upvc double glazed windows and two radiators. To the kitchen area there are fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit. With integrated appliances including an electric oven dishwasher and washing machine. There is an additional island unit with a laminated worksurface incorporating an electric hob with extractor above, a breakfast bar and an integrated fridge and freezer. beneath. With laminate flooring, a side facing upvc double glazed window to the kitchen area and the combi boiler is housed in a unit.

### Bedroom

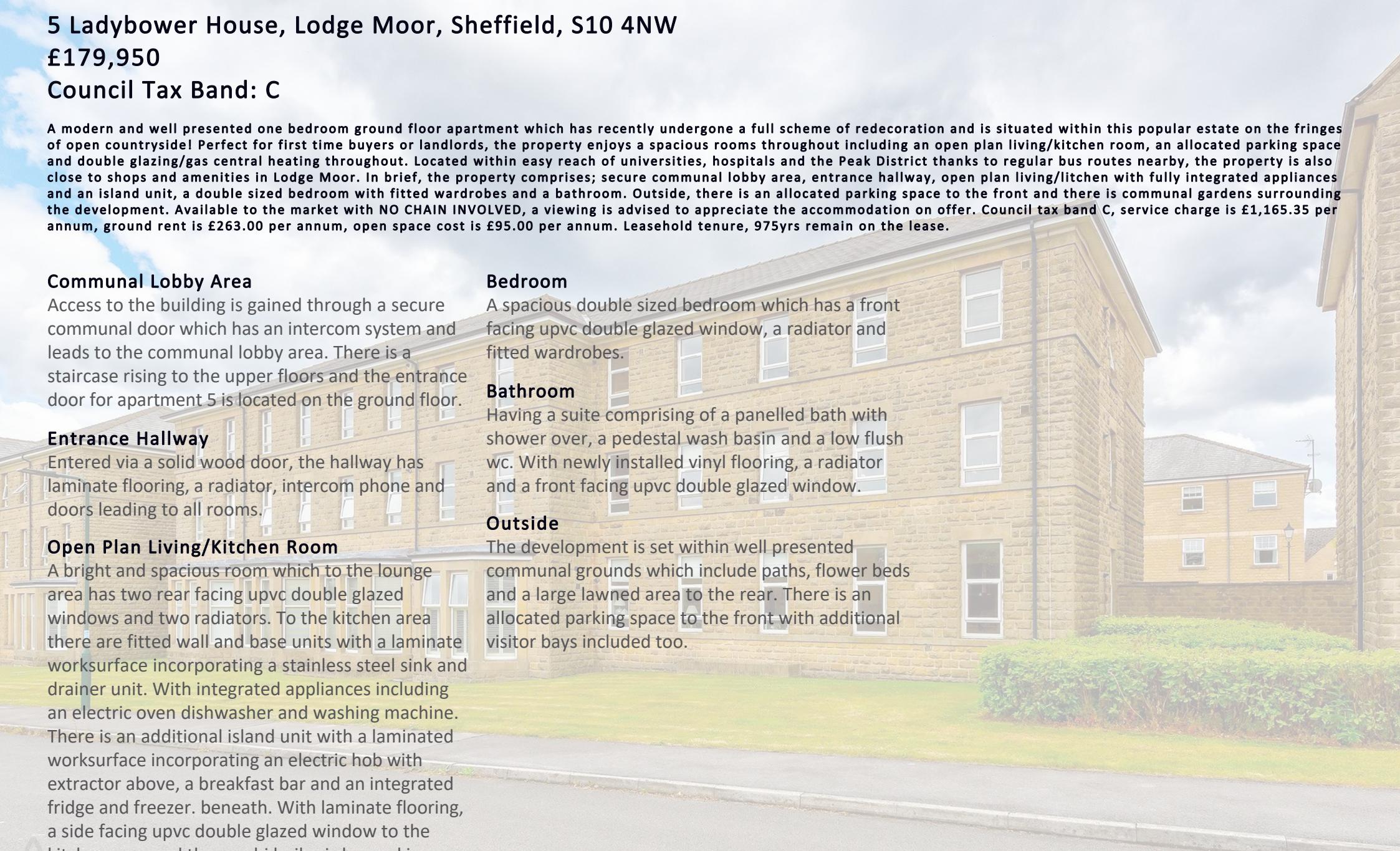
A spacious double sized bedroom which has a front facing upvc double glazed window, a radiator and fitted wardrobes.

### Bathroom

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

### Outside

The development is set within well presented communal grounds which include paths, flower beds and a large lawned area to the rear. There is an allocated parking space to the front with additional visitor bays included too.





## Ground Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



Total area: approx. 46.1 sq. metres (496.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	82
EU Directive 2002/91/EC			