HUNTERS®
HERE TO GET you THERE
51 Weston View, Crookes, Sheffield, S10 5BZ

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Offers Around £210,000

| STUNNING VIEWS | NO CHAIN | Situated in a modern development, this attractive apartment offers a comfortable living space in a highly sought after location. Don't miss out on your chance to view !

Welcome to this delightful third-floor apartment located at Weston View in Crookes. The property benefits from no onward chain, making it an ideal choice for both first-time buyers, investors and those looking to downsize.

The communal entrance is accessed via a secure intercom system. Stairs rise to the third floor and provide access to the apartment. As you enter, you are welcomed into the hallway, comprising two useful storage cupboards. The open-plan living area is a standout feature, providing a bright and airy atmosphere, perfect for entertaining or simply relaxing. The lounge is the heart of the home, enhanced by French doors opening to a Juliette balcony, commanding outstanding views across the area. The kitchen is fitted with a range of storage units and space for appliances, including a washing machine and fridge freezer.

This apartment boasts two well-proportioned bedrooms, including a master suite complete with an en suite shower room for added convenience. The second bathroom is equally well-appointed, catering to guests or family members with ease.

In addition to the spacious interiors, this property comes with an allocated parking space, a valuable asset in this vibrant neighbourhood. Residents can also take advantage of the well-maintained communal gardens, providing a lovely outdoor space to unwind and enjoy the fresh air. With its excellent location, modern amenities, and charming features, this apartment at Weston View is a wonderful opportunity not to be missed.

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Floor Plan

Floor area 69.7 sq.m. (750 sq.ft.)

Total floor area: 69.7 sq.m. (750 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

We understand the property is Leasehold with a term of 199 years from 07/02/2006 and a ground rent of £175.00 per annum. There is a service charge of £1,392.00 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION

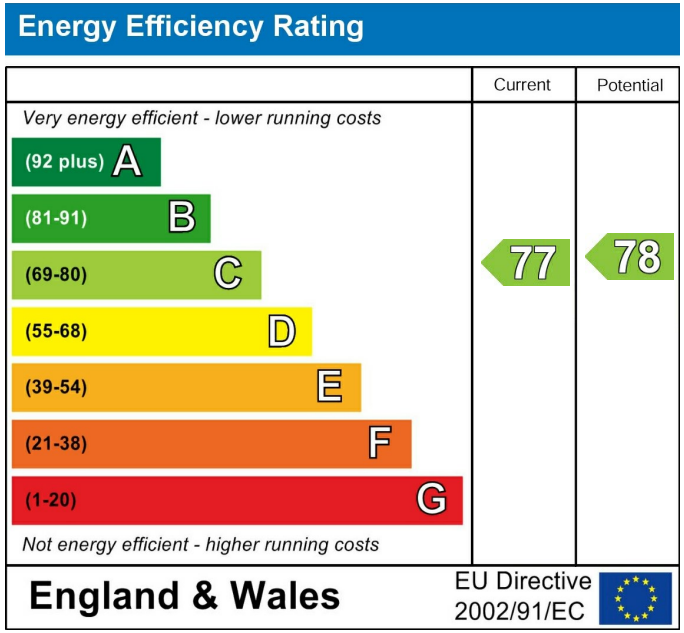
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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