

HUNTERS®
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Apartment 54, Smithfield Apartments 131 Rockingham Street, Sheffield, S1 4EY

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Asking Price £42,500

| INVESTMENT | EXCELLENT TRANSPORT LINKS | Welcome to this charming ground floor studio apartment located on Rockingham Street in the heart of Sheffield's vibrant city centre. This delightful property offers a perfect blend of modern living and urban convenience, making it an ideal choice for young professionals or investors alike.

The studio features a well-designed layout that maximises space and functionality. It includes a comfortable living area that seamlessly integrates with a kitchen equipped with an integrated oven and hob, perfect for preparing meals at home. To the rear, the shower room is modern and stylish, providing a refreshing space to unwind.

One of the standout features of this property is its prime city centre location. Residents will enjoy easy access to a wide array of shops, restaurants, and entertainment options, all just a short stroll away. Whether you fancy a leisurely walk in the nearby parks or a night out in the bustling city, everything you need is right on your doorstep.

With no onward chain, this studio is ready for you to move in and make it your own. Don't miss the opportunity to own a piece of city living in Sheffield; One of the UK's most dynamic cities.

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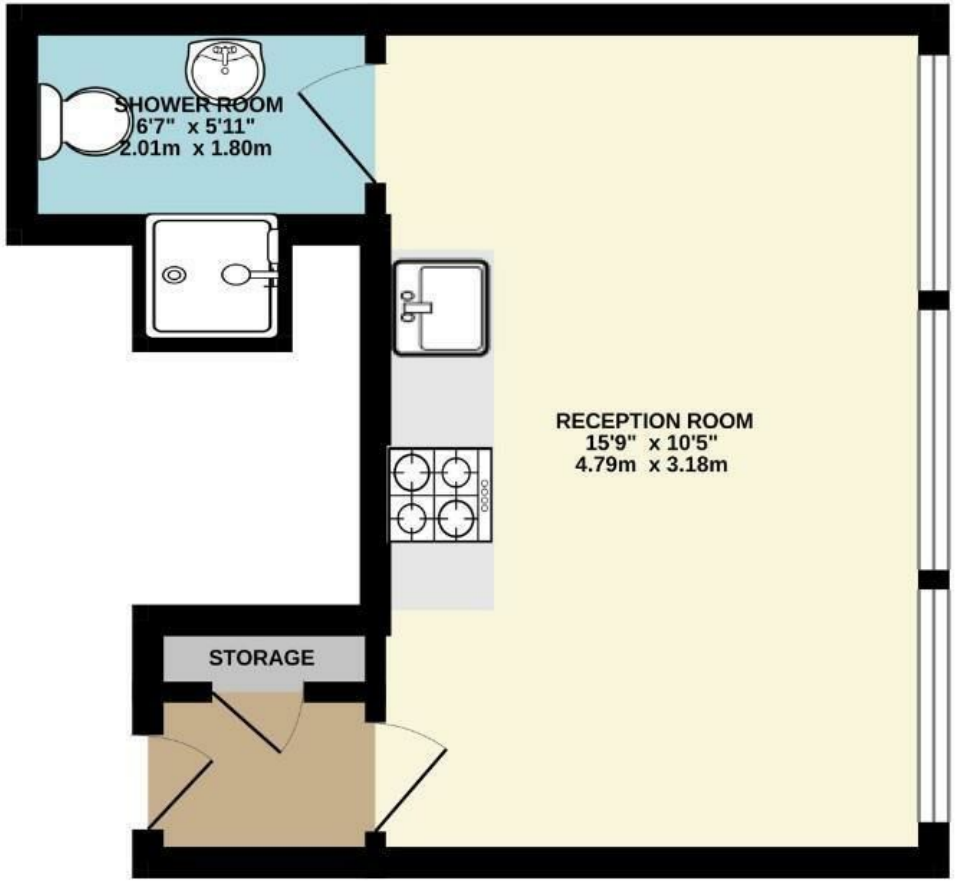
GROUND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 214 sq.ft. (19.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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GENERAL REMARKS

TENURE

This property is Leasehold with a term of 150 years from 10th January 2007 and a ground rent of £150.00 per annum. There is a service charge of £.... per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

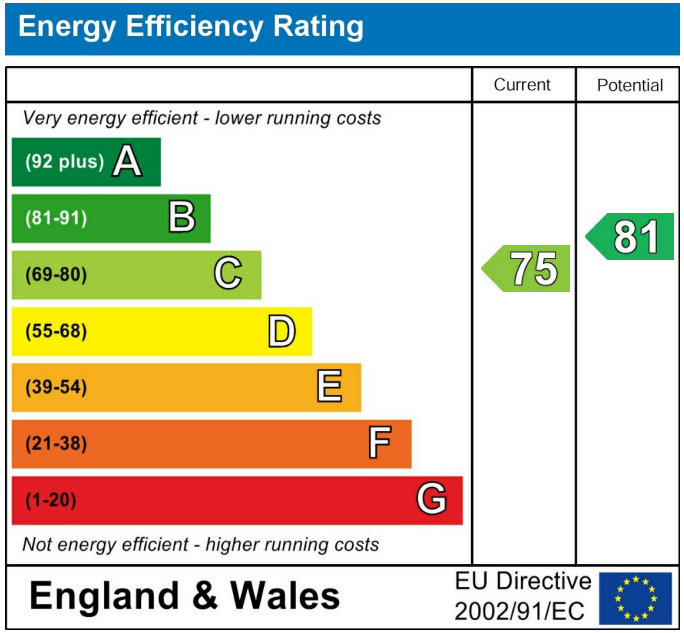
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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 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.















