605 West One Aspect, 17 Cavendish Street, Sheffield, S3 7SS

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Asking Price £105,000

| INTEGRATED KITCHEN APPLIANCES | CLOSE BY TRAM LINKS | Perfect for investors or first time buyers looking for an excellent opportunity in a prime location. City views and balcony access, all within a vibrant community!

Hunters Crookes present this one-bedroom apartment located in the heart of Sheffield at West One Aspect on Cavendish Street. This purpose-built flat offers a modern and inviting open-plan living space, perfect for both relaxation and entertaining. This well-appointed room allows access to a private balcony, providing a delightful outdoor space to enjoy the fresh air and city views.

The apartment comprises one spacious bedroom and a contemporary bathroom, ensuring comfort and convenience for its residents. Additionally, the property is offered with no onward chain, allowing for a smooth and hassle-free purchase process. There is Launderette also located on-site.

Situated in a prime city centre location, this property boasts excellent transport links, making it an ideal choice for those who commute. With a variety of shops, restaurants, and cultural attractions just a stone's throw away, you will find everything you need right at your doorstep.

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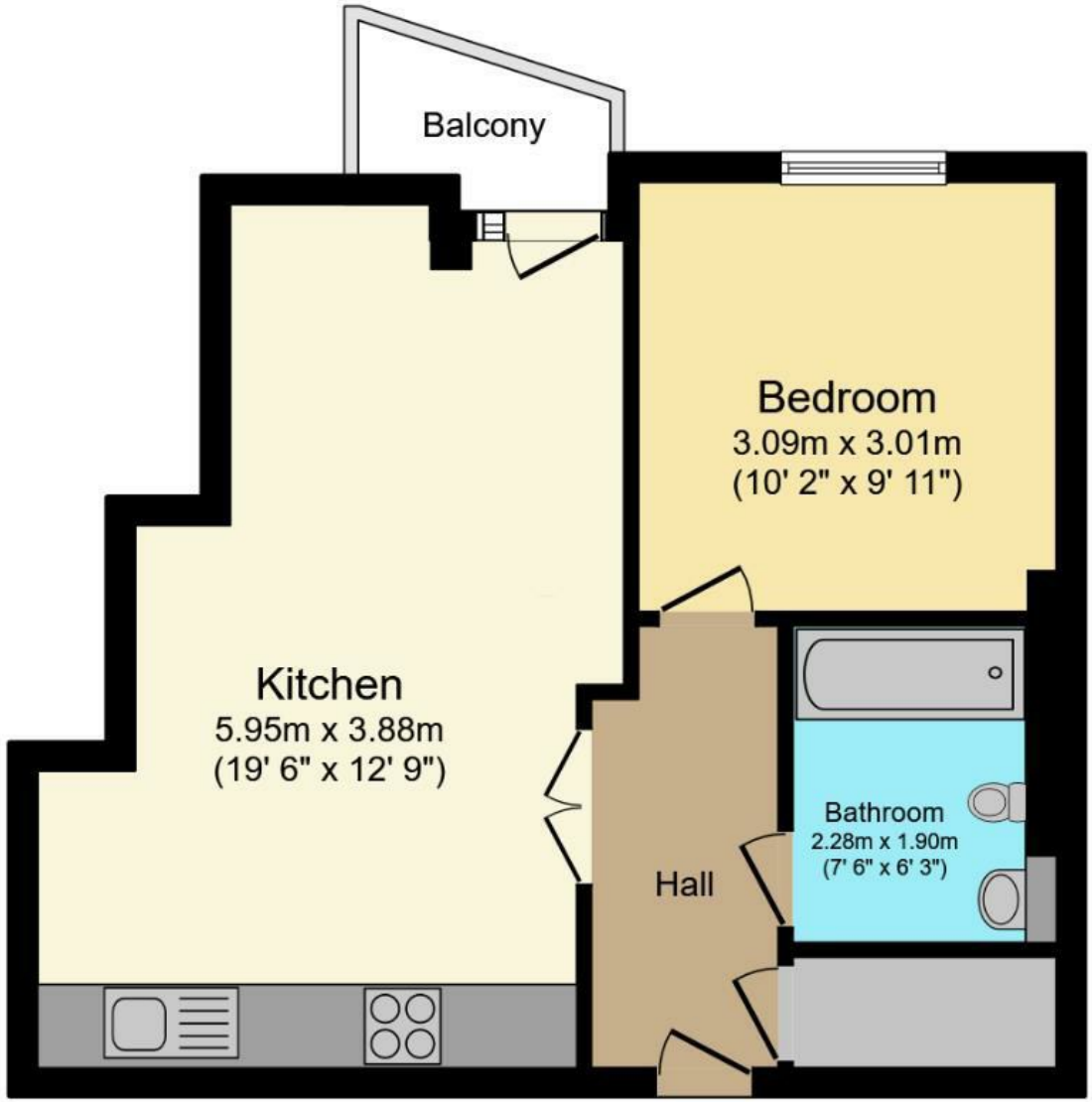


Floor Plan

Floor area 41.2 sq.m. (443 sq.ft.)

Total floor area: 41.2 sq.m. (443 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

This property is long Leasehold with a term of 150 years from 1st June 2004 and a ground rent charge of £150.00 per annum.

SERVICE CHARGE

There is an annual service charge of £1,407.70.

RATING ASSESSMENT

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

VACANT POSSESSION

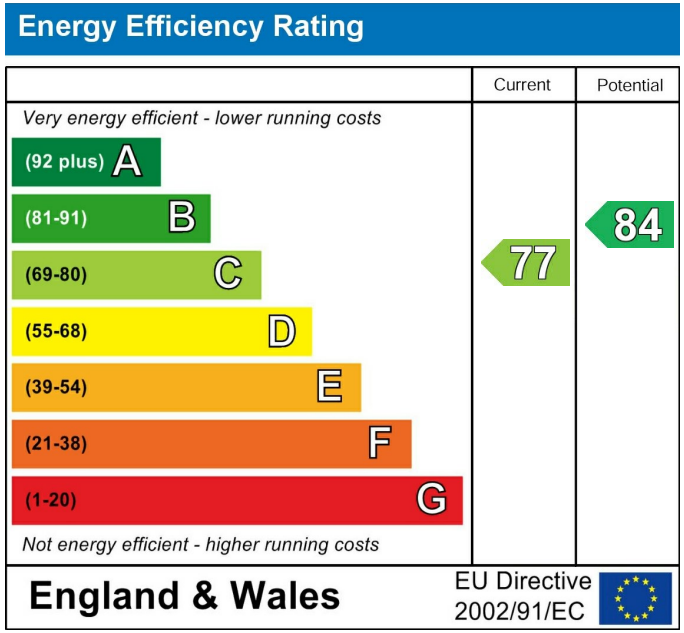
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

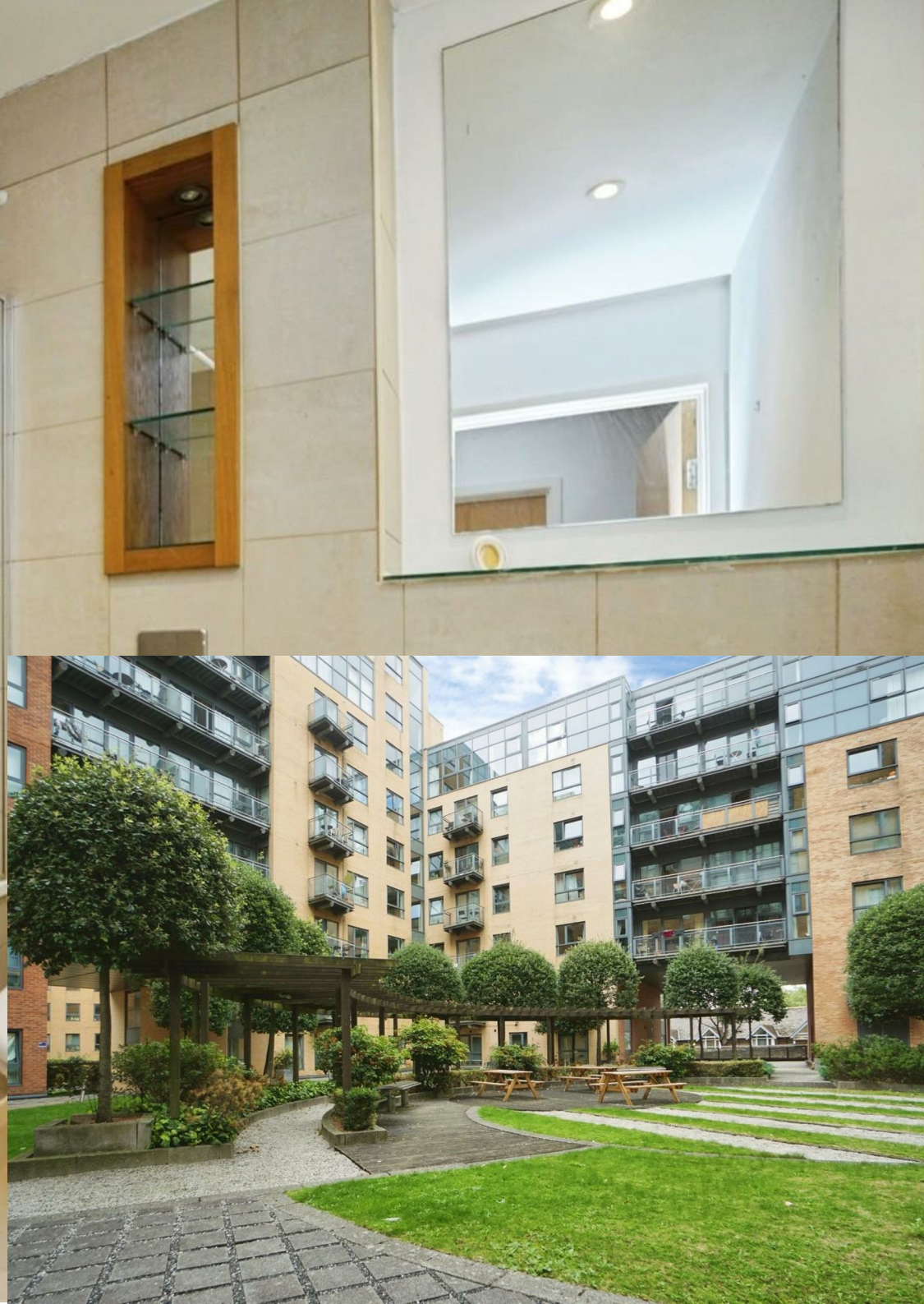
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.



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