



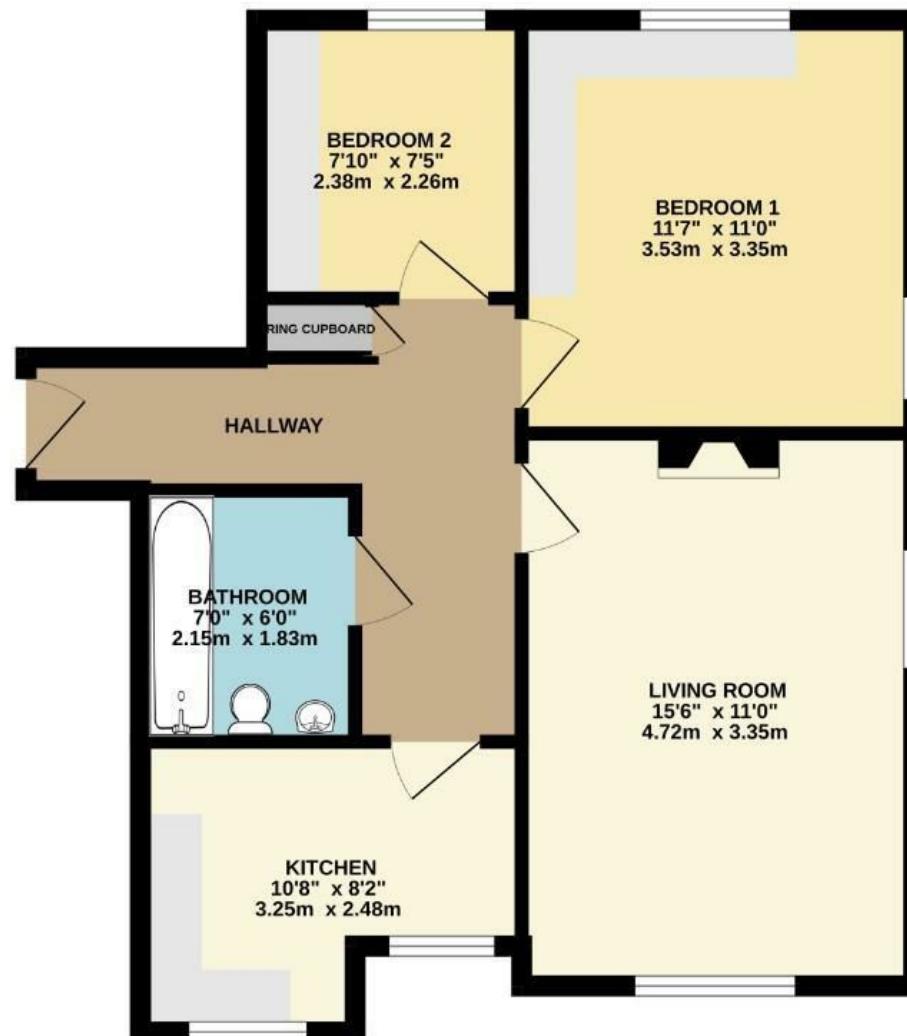
57 St. Francis Close, Sheffield, S10 5SX

Asking Price £160,000

| OVER 55'S DEVELOPMENT | ALLOCATED PARKING SPACE | Hunters Crookes presents a spacious first floor apartment in this purpose built development designed for ages 55+ in the sought after location of Crosspool. The accommodation briefly comprises: Communal hallway with stairs rising to the first floor allowing access to the apartment. Private entrance hallway with secure intercom system and storage cupboard. Spacious lounge with dual aspect windows. Kitchen having a range of wall and base units with roll edge work surfaces incorporating stainless steel sink unit and integrated electric oven with companion hob and extractor over. Space for fridge freezer and plumbing for washing machine. Two bedrooms, both with fitted wardrobes. Bathroom comprises bath with shower over, low flush W/C and wash basin. The property sits in attractive communal gardens and benefits from one allocated parking space plus plenty of visitor parking bays.

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GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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

We understand the property is Leasehold with an unexpired term of 125 years from 2003 and ground rent of £20.00 per annum. There is a service charge payable of £720.00 per annum.

### RATING ASSESSMENT

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

### 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.

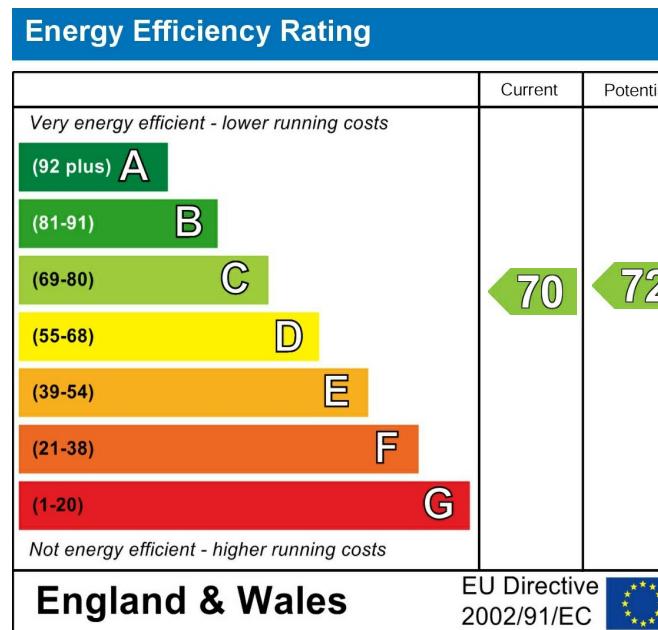
### MORTGAGE FACILITIES

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, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute 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.

