

# HUNTERS®

HERE TO GET *you* THERE



## Park Avenue

Endcliffe, Sheffield, S10 3EY

Asking Price £349,000



Council Tax: B



# 2A Park Avenue

## Endcliffe, Sheffield, S10 3EY

### Asking Price £349,000



#### GENERAL REMARKS

##### TENURE

We understand the property is leasehold with an unexpired term of 800 years from 1982.

1. Each apartment owner owns 20% shareholding of Broomfield House limited (Limited company). This company owns the freehold & control the management of the apartments via a management company. Each shareholder is the director of this company.

2. Ground rent is zero

##### RATING ASSESSMENT

We are advised by the Local Authority that the property is assessed for Council Tax 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**

##### kitchen/diner

21'2" x 13'0" narrows to 7'3" (6.46m x 3.97m narrows to 2.23m)

##### dining area

..

##### lounge

15'0" x 10'6" (4.58m x 3.21m)

##### bedroom one

14'2" x. 11'8" (4.32m x. 3.58m)

##### bedroom two

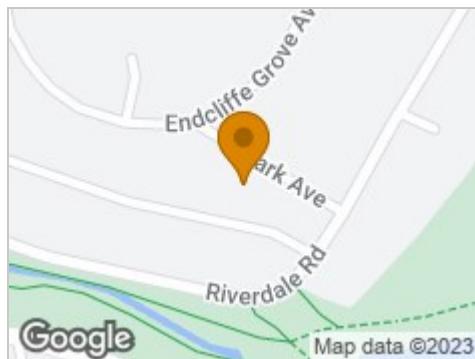
10'8" x 7'4" (3.26m x 2.26m)

##### bathroom

11'10" x 7'11" (3.63m x 2.43m)



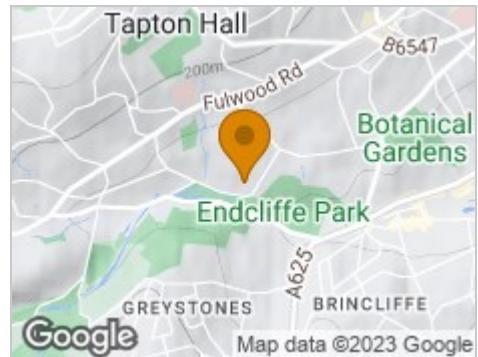
## Road Map



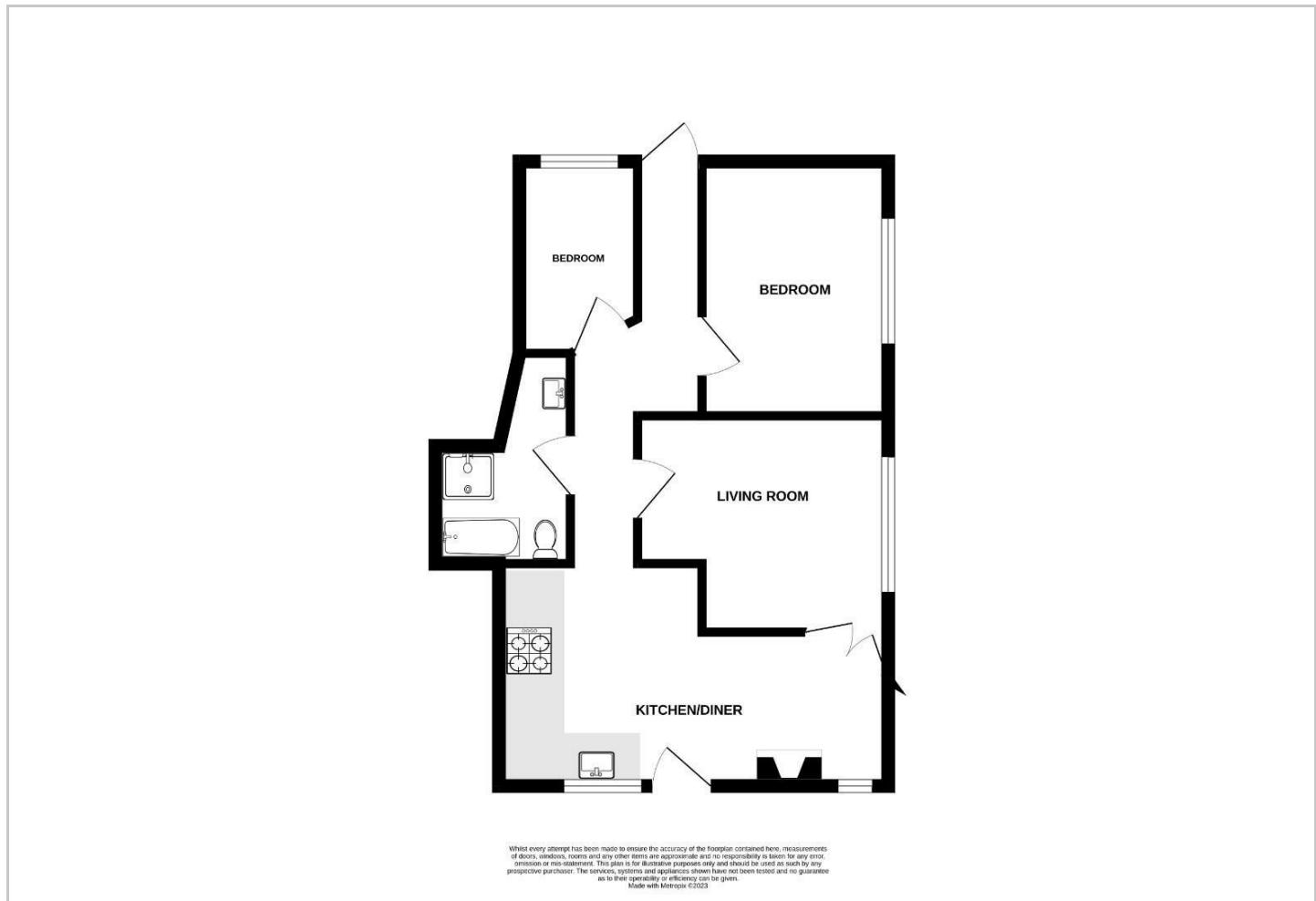
## Hybrid Map



# Terrain Map



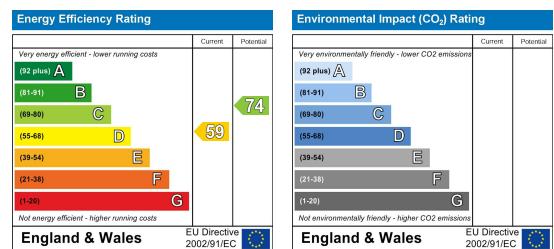
## Floor Plan



## Viewing

Please contact our Hunters Sheffield - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.