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Apartment 7, Rustlings Court, Graham Road, Ranmoor, S10 3HQ

# 7 Rustlings Court Graham Road, Sheffield, S10 3HQ

Asking Price £160,000

| SECURE GARAGE | DESIRABLE LOCATION | Nestled in the desirable area of Ranmoor, this charming first-floor flat on Graham Road offers a perfect blend of comfort and convenience. With one spacious double bedroom, this purpose-built apartment is ideal for individuals or couples seeking a tranquil living space.

The property features a well-appointed lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The fully fitted kitchen includes oven, hob and dishwasher. One of the standout features of this flat is the private balcony, which offers delightful views and a lovely spot to enjoy your morning coffee or unwind in the evening.

The bathroom is thoughtfully designed, ensuring both functionality and style. This space features a bath with shower over, sink basin and W/C.

Residents will appreciate the excellent public transport links and nearby amenities, making daily commutes and errands a breeze. Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. For those with a vehicle, the secure garage provides peace of mind and added convenience.

This flat presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the chance to make this delightful flat your new home.

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Total floor area 54.9 m<sup>2</sup> (590 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## GENERAL REMARKS

### TENURE

This property is leasehold with an unexpired term of 300 years from 1976 and ground rent of £30 per annum. There is a service charge payable of £258.94 per month.

### RATING ASSESSMENT

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

### VACANT POSSESSION

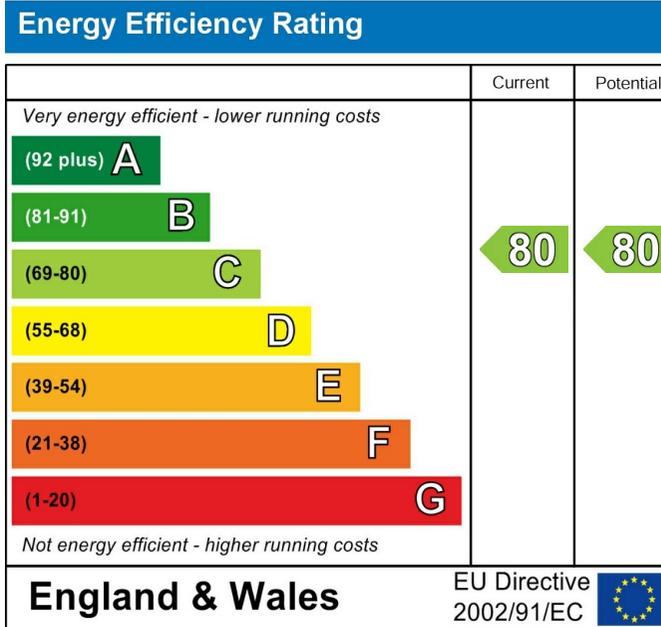
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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, 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.





