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Apartment 5, Eden 691 Stannington Road, Stannington, Sheffield,
S6 6AH

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Asking Price £200,000

| GROUND FLOOR APARTMENT | ALLOCATED PARKING SPACE | Welcome to Eden Apartments, a highly sought-after development located in the charming area of Stannington in Sheffield. This delightful ground floor flat offers a perfect blend of comfort and modern living, making it an ideal choice for both first-time buyers and those looking to downsize.

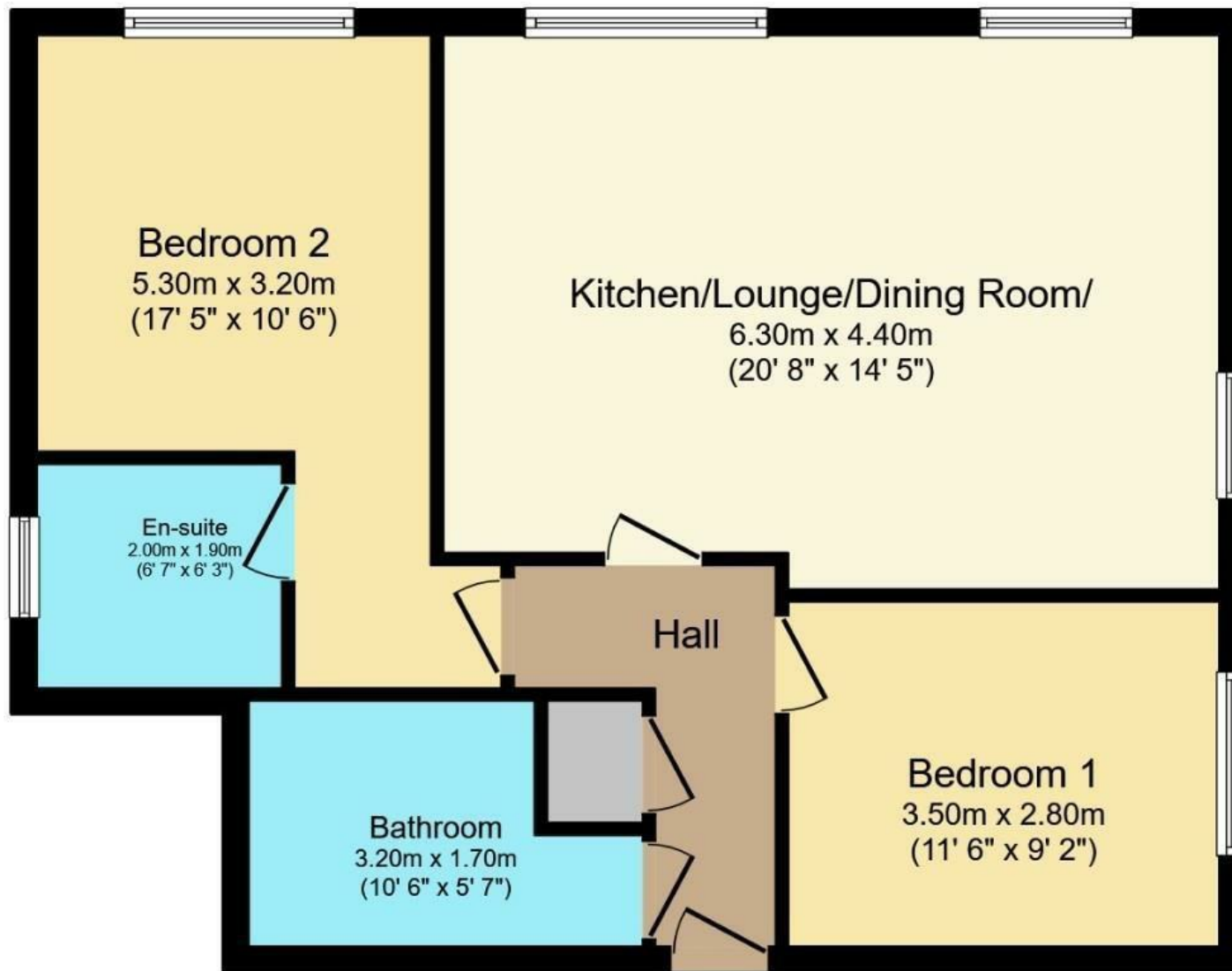
The property features a spacious open plan living space, providing a bright and airy space for relaxation and entertaining. The well-designed layout ensures that the living area flows seamlessly into the dining space, creating an inviting atmosphere for family gatherings or quiet evenings at home.

This apartment boasts two generously sized bedrooms, with the master bedroom benefiting from an en suite shower room for added convenience and privacy. The second family bathroom serves the rest of the flat, ensuring that all residents and guests have easy access to facilities.

In addition to its appealing interior, the property comes with an allocated car park space, along with visitor parking spaces, making it easy for friends and family to visit. The development is set in a desirable location, offering a peaceful environment while still being within reach of local amenities and transport links.

Eden Apartments presents a wonderful opportunity to enjoy modern living in a tranquil setting. With its thoughtful design and prime location, this flat is sure to attract interest. Do not miss your chance to make this lovely property your new home.

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Total floor area 67.4 sq.m. (725 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 a Leasehold with a term of 125 years from 1st January 2006 and a ground rent of £175.00 per annum. There is a service charge of £1,544.94 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

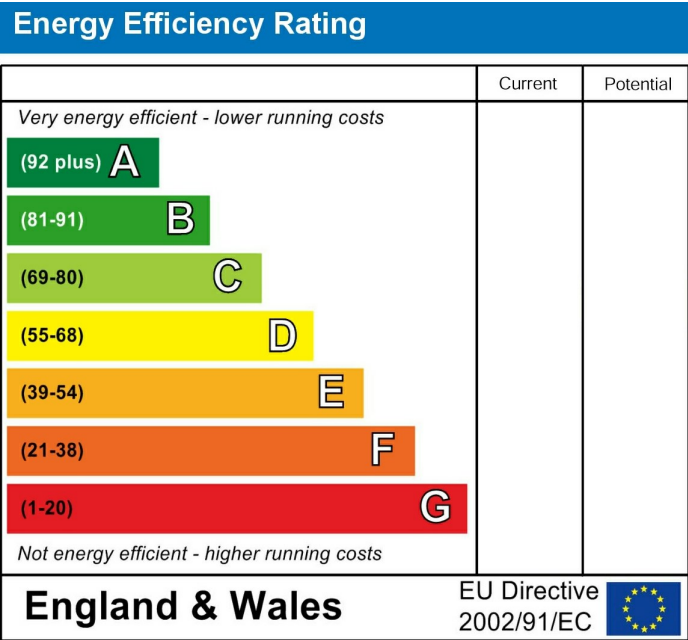
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.







