



HUNTERS[®]
HERE TO GET *you* THERE

Flat 23, Ranulf Court, 60 Abbeydale Road South, Sheffield,
S7 2PZ

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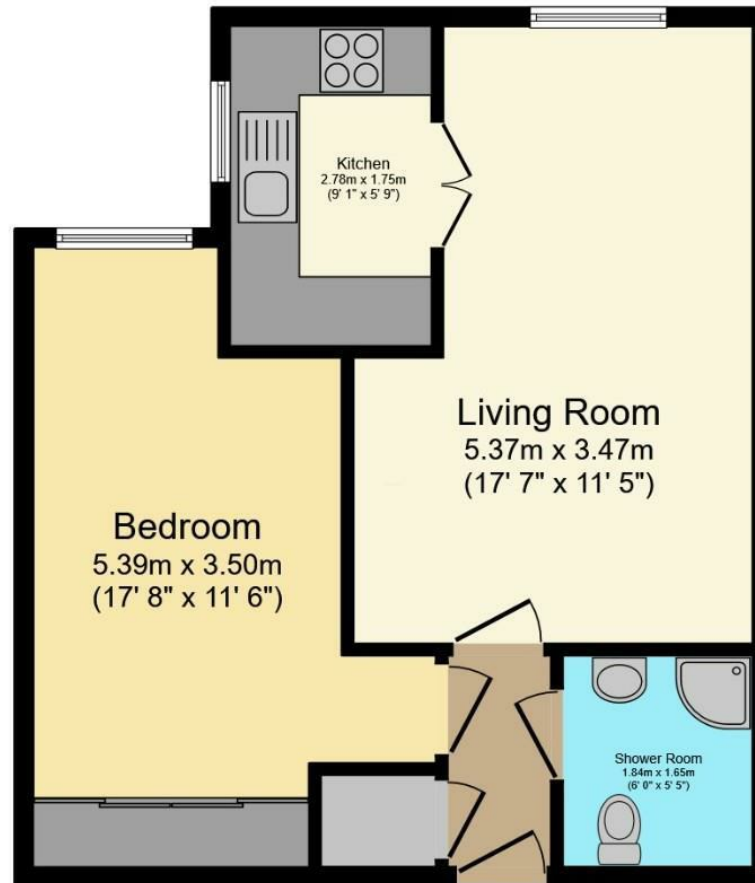
£120,000

Located in the heart of Millhouses, this delightful one-bedroom apartment at Ranulf Court offers a perfect blend of comfort and convenience, for those aged 55 and over. Situated on the first floor, the property is ideally located next to the lift, ensuring easy access to all communal facilities including the ground floor laundry room and resident lounge.

Upon entering, you will find a spacious and inviting reception room overlooking a quiet street with stylish shops and residences. The fitted kitchen is both practical and modern, offering ample storage and workspace with electric hob and oven. The modern shower room is designed with contemporary fixtures and there is a convenient walk in storage cupboard near the entrance. All apartments are fitted with safety alarms and entrance intercoms.

This apartment is offered with no onward chain, excellent for those looking to move without delay. With its prime location on Abbeydale Road South, residents can enjoy the benefits of nearby amenities including Millhouses Park opposite and three supermarkets, a newsagents, bakeries and post office within 0.5 of a mile. There are excellent transport links, with a bus stop at the doorstep. Ranulf Court has a vibrant and friendly resident community with weekly gatherings and social opportunities. Whether you are seeking a peaceful retreat or a sociable community, this property is a wonderful choice for retirement living.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Floor Plan
Floor area 42.4 sq.m. (457 sq.ft.)

Total floor area: 42.4 sq.m. (457 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

General Remarks
GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 125 years from 01/11/1996

RATING ASSESSMENT

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

VACANT POSSESSION

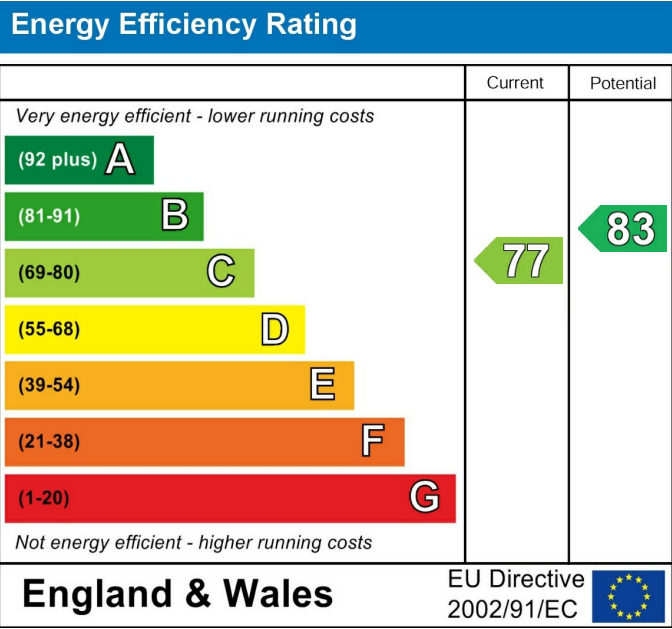
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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.

