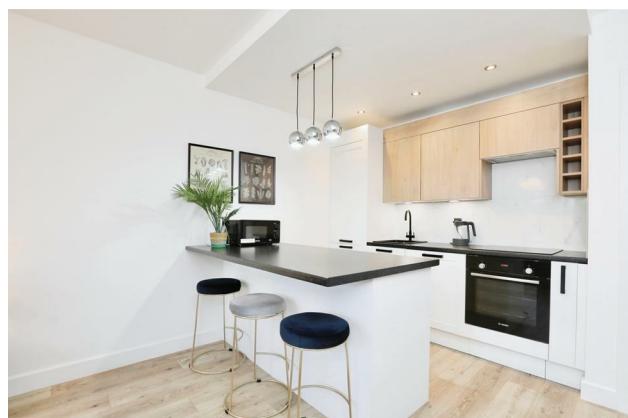
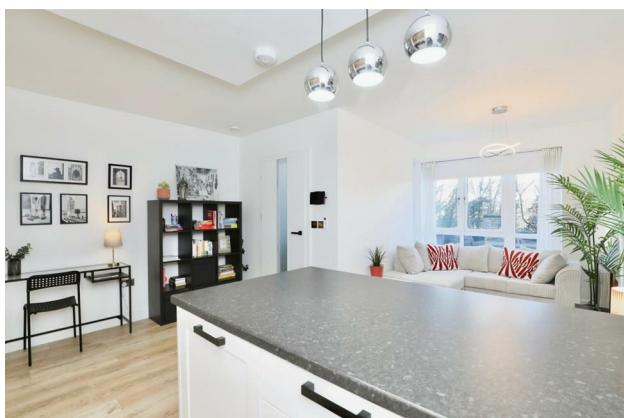
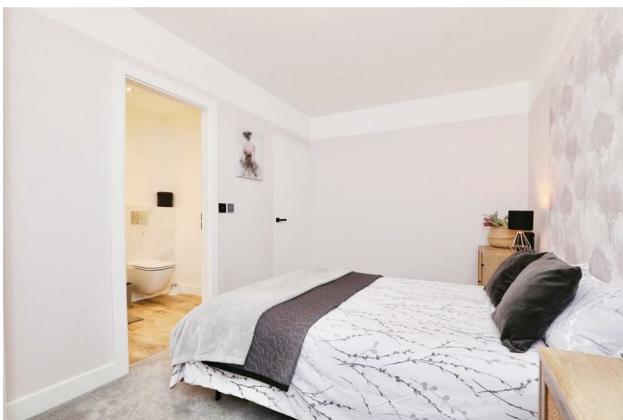
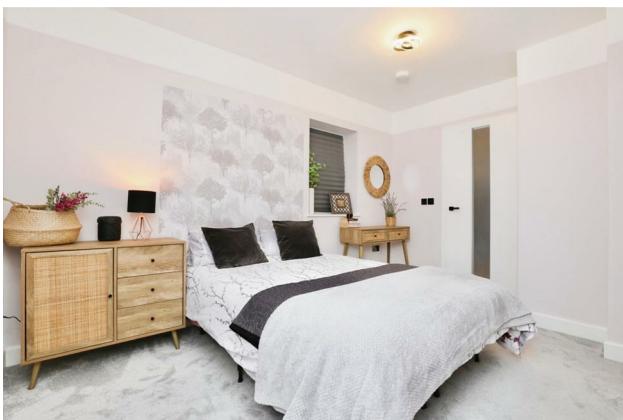


**Meersbrook Apartments, 2 331 Chesterfield Road, Meersbrook, Sheffield, S8 0RU**  
**Offers In The Region Of £160,000**

**Property Images**



## Property Images

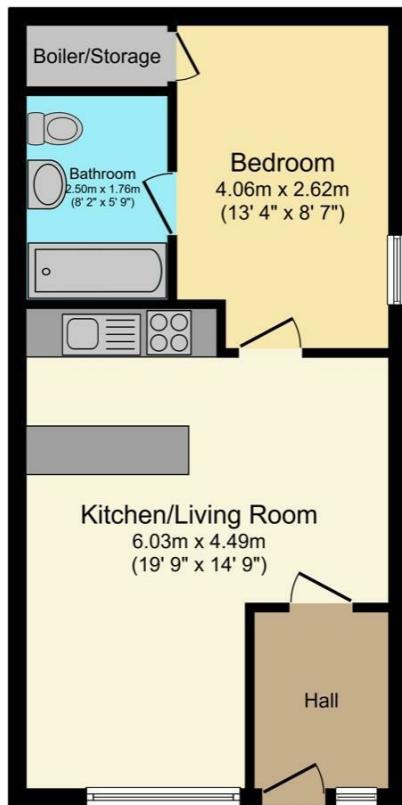


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## Property Images



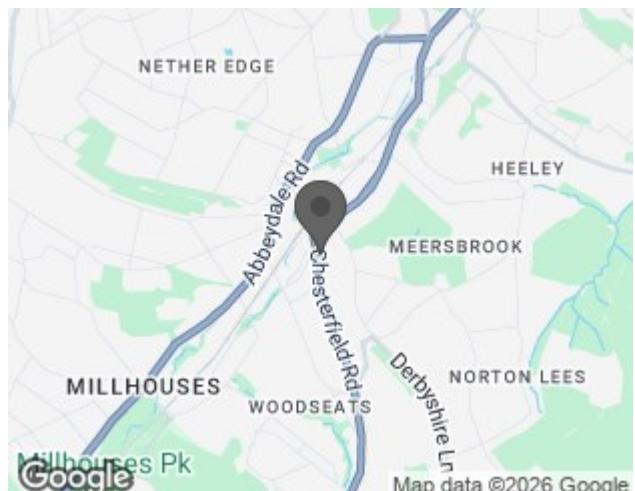


Total floor area 22.4 m<sup>2</sup> (240 sq ft) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any 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). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Welcome to this stunning, state-of-the-art ground floor apartment located on Chesterfield Road, Sheffield. This modern one-bedroom apartment is perfect for first-time buyers and investors alike, offering a unique blend of comfort and convenience.

As you enter the property, you will appreciate the private entrance that provides a sense of exclusivity. The flat boasts a well-designed open-plan living area with a separate storage room, creating an inviting and functional space ideal for relaxing or entertaining guests. The double bedroom with its en-suite is spacious and thoughtfully designed, offering a peaceful retreat at the end of the day.

One of the standout features of this apartment is the underfloor heating, which adds a touch of luxury and warmth throughout the living space. The modern bathroom is equipped with contemporary fixtures including mains shower over the bath, floating sink unit and w.c., providing a stylish and practical area for your daily routines.

Additionally, set within the boundary of the property there is option to have private seating area to the front. With no onward chain, this apartment is ready for you to move in without delay, making it an excellent opportunity for those looking to settle in Sheffield.

### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 999 years from 2022 at a Peppercorn ground rent.

#### SERVICE CHARGE

There is a service charge payable of approximately £711.20 per annum.

#### RATING ASSESSMENT

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

### Features

- ECO-FRIENDLY APARTMENT WITH TRIPLE GLAZED WINDOWS AND UNDERFLOOR HEATING
- SOLAR PANELS AND SMART HOME FEATURES
- FANTASTIC KITCHEN APPLIANCES INCLUDED
- SITUATED ON THE GROUND FLOOR WITH PRIVATE ENTRANCE
- NHBC NEW BUILD WARRANTY
- NO ONWARD CHAIN
- ENERGY PERFORMANCE RATING B