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Flat 19, Ranulf Court, 60 Abbeydale Road South, Millhouses, Sheffield, S7 2PZ

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£160,000

Hunters Woodseats are delighted to market this stunning, turn key, two bedroom ground floor apartment set within this 60 and over development with on site manager, residential lounge and guest suite. The property which has been comprehensively refurbished throughout briefly comprises; private entrance hall with built in storage, two double bedrooms with the master having a built in mirror fronted wardrobe. The luxury bathroom has floating sink and w.c. along with a shower cubicle. The open plan living room has built in wall storage together with a French doors to access the communal gardens, the quality fitted kitchen has a solid oak 'U' shaped worktop with inset sink and built in appliances including oven, microwave, hob, washing machine fridge and freezer.

GENERAL REMARKS

TENURE
The property is leasehold with a term of 125 Years From 1 November 1996 at a ground rent of £660 per annum.

SERVICE CHARGE
There is a service charge payable of £5600 per annum.

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

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.

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This Hunters business is independently owned and operated by S G Property Agents Ltd | Registered Address: 208 Crookes, Sheffield, South Yorkshire, S10 1TG | Registered Number: 06612172 England and Wales | VAT No: 936 2923 07 with the written consent of Hunters Franchising Limited.

Total floor area 62.9 sq.m. (677 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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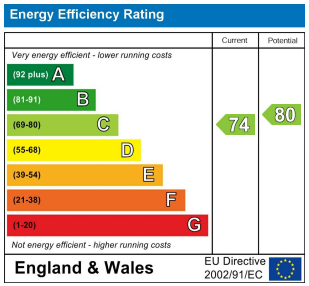

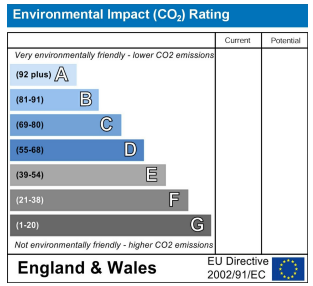

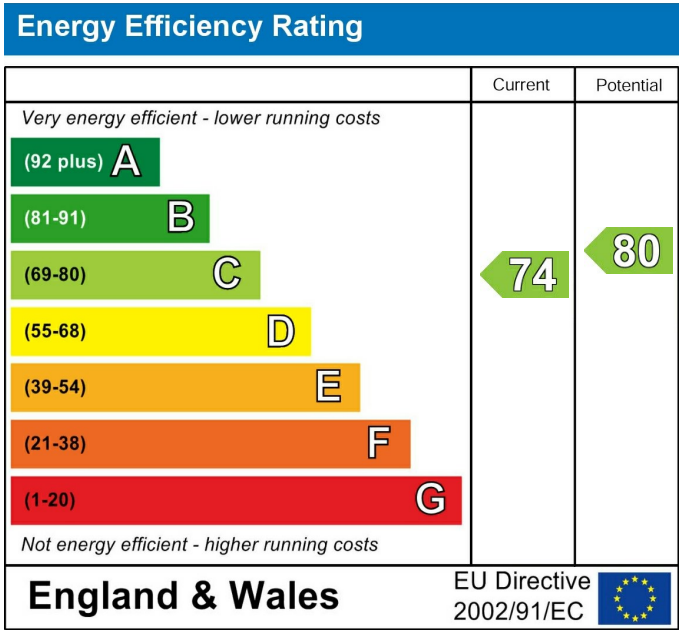

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.